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GEORGETOWN-SILVER PLUME HISTORIC DISTRICT-COLORADO

PUBLIC DOCUMENT DRAFT STUDY OF ALTERNATIVES
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GEORGETOWN-SILVER PLUME HISTORIC DISTRICT • COLORADO

UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE

SUMMARY

SIGNIFICANCE OF THE RESOURCE

The Georgetown-Silver Plume Historic District was listed on the National Register of Historic Places as a national historic landmark on November 13, 1966, thus recognizing the historic district as nationally significant. These resources have been categorized in the national historic landmarks program as representing the interpretive themes of *Westward Expansion* and *Architecture*.

As part of a statewide Colorado reconnaissance survey, the National Park Service completed a survey of Georgetown and Silver Plume in November 1980. The report contained no recommendation, but it did identify three options for further study, one of which was a study of alternatives with the following objectives: (1) to identify the study area's significant resources and determine the present effectiveness in protecting these resources, (2) to discuss the effect of existing and projected land-use trends on the significant resources, and (3) to develop and analyze alternative strategies for management and protection of the area's significant cultural, natural, scenic, and recreational resources.

The 1987 Colorado State Fifty-Sixth General Assembly passed House Joint Resolution No. 1032 to support further study by the National Park Service. In the 1988 Interior Appropriations bill was a directive by Congress to prepare a study of alternatives for the Georgetown-Silver Plume Historic District.

This *Study of Alternatives* is limited to the reconnaissance survey study area, which includes the surrounding environment, specific individual sites and structures, and the national historic landmark represented by the communities of Georgetown and Silver Plume.

The study will use and elaborate on the information contained in the reconnaissance survey and in addition will include (1) a general description of resources, their condition, and their significance, (2) present ownership of resources, (3) existing and proposed uses and their effects on the resources, (4) feasible alternatives, including a no-action alternative, for the management, preservation, interpretation, and use of resources, and (5) a preliminary analysis of the economic, social, cultural, and environmental impacts of the alternatives.

The study will also determine if federal action is necessary for adequate resource protection and preservation and will evaluate alternatives available to the federal government and other entities to assist in the management and protection of the cultural assets of the Georgetown-Silver Plume Historic District.

CONDITION OF THE RESOURCE

While both Georgetown and Silver Plume retain many historic structures, Georgetown, in particular, has lost much of its earlier 19th-century size, scale, and overall urban density. Their remaining urban fabrics reflect development, decline, and redevelopment periods, architectural diversity, and relative historical/socioeconomic roles. Because of years of economic hardship, absentee ownership, neglect or deferred maintenance, construction, and fires, a significant number of buildings have been lost – up to a reported 60 percent within the Georgetown-Silver Plume Historic District. Today, the towns reflect much of the "spiritual ambience" of their past – Georgetown as a prosperous town with its well-maintained residences and an active urban center, and Silver Plume as a frontier mining

town, much of whose urban vitality left with the mining industry demise. Readily visible are remains of their reason for existence – the mines.

Georgetown, because of its economic base, had a much more controlled growth with a large number of masonry and wood structures. These structures are associated with architectural styles prevalent throughout the late 19th century, collectively and loosely referred to as "Victorian." A central core of large, brick commercial structures was surrounded by residential neighborhoods, with houses boasting a wide variety of architectural styles. Because of an early recognition of the potential for fires and the prompt action to provide adequate fire protection, Georgetown was spared the calamity that struck many mountain communities – a citywide fire. Many of the historic structures that provided the backbone of Georgetown's existence – churches, hotels, schools, fire stations, residences, and grocery, hardware, and other service stores – remain in use today with many of their original features intact.

Due to the efforts of both private and public organizations as well as a population enthusiastic about the preservation ethic, the town of Georgetown has been fairly successful in controlling recent development and maintaining its heritage. Modern public improvement projects are sensitive to Georgetown's historical character. In general, the town's structures are in sound condition. Noted preservation concerns within individual commercial and public structures are deteriorating metal cornices, spalling brickwork, deteriorating woodwork, and poor drainage control. Similar deterioration problems, particularly wood-related, are common in residential structures.

Silver Plume, by contrast, had a higher reliance on wood as the primary construction material. Because of this and a lesser fire-fighting capability, the town was ravaged by fire in 1884. Frontier, false-fronted architecture is still a major component of the town's commercial buildings. While much of the town's architecture is Victorian with more subtle design detailing, "high style" buildings are few in number. Silver Plume's narrow commercial district retains its original linear development along Clear Creek at the foot of the mountain range. As a result of the town's overall building and economic scale and its uniform use of wood structures, Silver Plume has a lesser distinction between commercial and residential districts. The Silver Plume residential neighborhoods contain a wider range in age and style of homes. Because of lesser development pressures and fewer modern improvements over the years, Silver Plume retains a higher degree of original architectural character today. Primary preservation concerns with most of the town's structures are wood deterioration and structural settlement. Preservation efforts toward maintaining historical integrity and protection from the elements are crucial.

THE ALTERNATIVES

Six basic alternatives have been formulated and analyzed for the management, preservation, interpretation, and use of the study area's significant cultural, natural, scenic, and recreational resources. Any future NPS involvement in the study area in the form of national park system unit designation, funding, and/or technical assistance, other than within existing programs, is subject to congressional mandate.

Alternative 1 (Georgetown-Silver Plume Guide Their Own Destiny) is the no-action alternative. It emphasizes maximum local control over the future of the two communities and continues individual option and choice for the preservation, management, and interpretation of the character and cultural resources in the historic district. Further development would be subject to existing local ordinances, regulations, and plans. No additional federal funds would be expended under this alternative.

Alternative 2 (Georgetown-Silver Plume Emphasize Their Recreational Opportunities) deals with the diverse influences that collectively guided the evolution of Rocky Mountain mining communities.

Under this alternative, visitors would be able to conduct their own tour of the resources through a variety of separate recreational opportunities that are interwoven with the specific resources throughout the study area. The study area would be developed into the subunits of Georgetown, Silver Plume, the Georgetown Loop, and the surrounding natural environment. A single responsible agency, e.g., Clear Creek County, to oversee the development and operation of the study area would be desirable. The National Park Service would not have a physical presence or funding responsibility, but would limit their participation to that of technical assistance provided under existing programs, such as the National Historic Landmarks Fund.

Alternative 3 (Georgetown-Silver Plume Increase Their Economic Viability) attempts to capitalize on the distinctive resources of the area to attract an increased level of recreation visitors and expenditures to the communities. Economic development and diversity would be encouraged, while preserving cultural and historic resources at the highest possible level of integrity. This alternative would be largely dependent on entrepreneurship and innovation from private individuals and groups. Specific facilities and resources would be the responsibility of private individuals and groups. There would be no NPS presence in the study area, although the agency would continue to provide funding and technical assistance within the limits of existing programs. No additional federal funds would be expended under this alternative.

Alternative 4 (Georgetown-Silver Plume Build on Their Past) proposes to sustain the dynamic way of life that silver mining brought to the people of Georgetown and Silver Plume. Management would continue at the local level, but a foundation or commission would be formed to consolidate and prioritize preservation needs and proposals for development, ensure that existing zoning controls are implemented, and ensure that available funding is applied to actions in a logical order. One-time funding provided by the Congress (in the range of \$500,000) would be applied to the most urgent preservation and use needs.

Alternative 5 (Georgetown-Silver Plume Preserve Their Past With National Park Service Assistance) involves the identification and preservation of the diverse cultural resources in the historic district, and would concentrate on those resources that represent the evolving Rocky Mountain mining activity and its supporting infrastructure. The development of the two communities from 1859 to the present would be emphasized and interpreted. This alternative proposes the designation by Congress of a Georgetown-Silver Plume National Historical Park. The physical presence would consist of a leased or purchased site from a willing-seller or donated to the National Park Service for administrative headquarters/visitor center and preservation/maintenance building(s). The majority of park activities would be conducted by cooperative agreements with state, county, and local governments, private organizations and individuals, and other federal agencies.

The National Park Service would provide technical and preservation assistance to maintain the cultural resources of the communities based on a priority system that favors those structures listed on the national historic landmark form or individually on the National Register. The Park Service would spearhead the creation of a coordinating preservation commission to coordinate the activities of organizations such as the Colorado Historical Society, the Georgetown Society, People for Silver Plume, etc. Federal funding would be used mainly for the preservation and restoration of cultural resources in the historic district. No funds would be used for reconstruction of structures and features that no longer exist. Two management options under this alternative include the following:

Option A - The National Park Service would not assume any role in the establishment of a commission; instead, this would be accomplished by existing agencies and organizations. Other than within existing programs, no new NPS funds would be expended to preserve local resources. This area would not be a unit of the national park system; instead, another federal, state, county, local, or private entity would develop and manage the area.

Option B - The National Park Service would acquire on a willing-seller basis all cultural resources necessary to efficiently and effectively manage the Georgetown-Silver Plume National Historical Park, including, but not limited to, resources listed on the national historic landmark nomination form and National Register. Congress could direct the Park Service to spend up to \$5 million on development costs and up to \$500,000 annually for staff and maintenance needs.

Alternative 6 (Georgetown-Silver Plume Use the Past to Build Their Future) proposes that a select core area within each community be restored and/or reconstructed and set aside as a museum entity. With the heavy emphasis on interpretation through living history, these areas would be physically defined to interpret the expanse and extent of the types of businesses and services found throughout the respective communities during the mining heyday of 1859-93. Visitors would be provided with an insight into the sights, sounds, smells, and overall environmental context and lifestyle found during that historic period. This alternative would be primarily commercial in orientation. The railroad would be extended into town to interpret its significant historic role in a stronger manner. Management and operation of the area could be undertaken either by the National Park Service as a unit of the national park system (with possible private concessions or leases) or by a private entrepreneur with no congressional designation. If this alternative was undertaken by a private entrepreneur, there would be no cost to the federal government, but if the Park Service was responsible, the cost could be up to \$10 million for development and \$1 million for operations and maintenance, to be provided through legislation.

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INTRODUCTION

BACKGROUND, PURPOSE, AND SCOPE OF THE STUDY

The Georgetown-Silver Plume Historic District was listed on the National Register of Historic Places as a national historic landmark on November 13, 1966, thus recognizing the historic district as nationally significant. These resources have been categorized in the national historic landmarks program under the interpretive themes of *Westward Expansion* (subtheme – *The Mining Frontier*) and *Architecture* (subtheme – *Historic District, Renaissance Revival through Second Empire*). Since then a number of other structures in the Georgetown-Silver Plume area have been placed on the National Register.

In the autumn of 1979, the National Park Service initiated the first phase of a reconnaissance survey of Georgetown and Silver Plume as part of a statewide Colorado reconnaissance survey. The Georgetown-Silver Plume survey, which was completed in November 1980, reaffirmed the national significance of the Georgetown-Silver Plume Historic District and reiterated the above-mentioned interpretive themes. The 1980 report contained no recommendation, but it did identify three options for further study, one of which was a study of alternatives with the following objectives: (1) to identify the study area's significant resources and determine the present effectiveness in protecting these resources, (2) to discuss the effect of existing and projected land-use trends on significant resources, and (3) to develop and analyze alternative strategies for management and protection of the area's significant cultural, natural, scenic, and recreational resources.

Since 1980, nearly \$6 million has been invested by the state of Colorado, local governments, and private parties in the Georgetown-Silver Plume Historic District to preserve and enhance the historical aspect of these communities. Undeveloped land has been purchased as open space to protect architectural integrity, and the Georgetown Loop restoration project was completed in 1984. Bonds have been issued for various improvements, and many historic buildings have been renovated. Beyond the work by individual property owners, it now appears that efforts of the state and local communities may have reached their limit.

In 1987 the Colorado State Fifty-Sixth General Assembly passed House Joint Resolution No. 1032 to support further study by the National Park Service. In September 1988 the president signed the Interior Appropriations Bill, and in that bill was a directive from the Congress to the National Park Service to prepare a study of alternatives.

Local and county officials formed the America's Mining Frontier Task Force (hereafter known as AMFTF) in anticipation of the NPS study in order to develop local consensus on the long-term future of the Georgetown-Silver Plume area. The task force submitted a draft report to the National Park Service in May 1989. (Note: In some instances, information has been extracted from the task force's draft report for use in this document – this is highlighted in boldface type and indicated by task force name. In other instances, information has been paraphrased from the report or particular philosophies and ideas used, and this is indicated by task force name only.)

The *Study of Alternatives* is limited to the Georgetown-Silver Plume reconnaissance survey study area, which encompasses the communities of Georgetown and Silver Plume, Colorado, along with the Georgetown Loop historic mining area and viewsheds of these resources. The study elaborates on the information contained in the reconnaissance survey and also includes the following:

- a general description of resources, their condition, and their significance
- present ownership of resources
- existing and proposed uses and their effects on the resources

- feasible alternatives for the management, preservation, interpretation, and use of resources, including a no-action alternative
- a preliminary analysis of the economic, social, cultural, and environmental impacts of the alternatives

The study will determine if federal action is necessary for adequate resource protection and preservation and will evaluate alternatives available to the federal government and other entities to assist in the management and protection of the cultural assets of the Georgetown-Silver Plume Historic District.

The preliminary analysis of impacts will not be prepared in sufficient detail to provide compliance with the National Environmental Policy Act. Departmental guideline 516 DM 2, Appendix 1.6, normally excludes new area studies from compliance with the National Environmental Policy Act. The preliminary analysis of impacts is intended to aid decision makers in evaluating the study alternatives as to their suitability, feasibility, and environmental consequences.

REGIONAL SETTING

The Georgetown-Silver Plume Historic District and study area is approximately 50 miles west of Denver on Interstate 70 (I-70), which parallels Clear Creek east of the Continental Divide. The historic district is nearly 5 miles long, stretching from Georgetown Lake up the valley to the south and west to about 3/4 mile west of Silver Plume. The valley rises from an elevation of about 8,450 feet to 9,280 feet over this distance and is flanked by mountains that rise another 1,000 feet to 3,000 feet above the valley floor. The topography is vertical, with slopes varying from 2 percent to more than 100 percent in some places, but generally averaging 35 to 40 percent, or 1 foot of vertical distance for each 2.5 feet of horizontal distance traveled. The area is walled by evergreen forests that are dotted by the talus slopes of past mining operations and by areas of massive rock outcrops. The towns of Georgetown and Silver Plume cover the entire 300- to 2,000-foot width of the valley floor with a gridwork of streets and houses.

Georgetown and Silver Plume are in Clear Creek County, which is approximately 395 square miles in size. The Continental Divide serves as the western boundary for Clear Creek County. Clear Creek, which flows through Georgetown and Silver Plume, is the primary stream in the region (and drains eastward to the South Platte River).

ISSUES AND CONCERNS

The communities of Georgetown and Silver Plume have been designated by the Department of the Interior as a nationally significant cultural resource. For the last two decades the local communities as well as the state of Colorado have been committed to the goal to preserve this resource. Many noteworthy accomplishments have occurred – the restoration and successful operation of the Georgetown Historic Mining and Railroad Park by the Colorado Historical Society and financially supported by the Boettcher Foundation; the restoration and operation of the Hamill House by the Georgetown Society; the adaptive use of the old Clear Creek County Courthouse by the Community Center, Inc.; the reopening of the Hotel de Paris as a house museum by the Colonial Dames of America, Colorado Chapter; the renovation of the Silver Plume Bandstand and operation of the George Rowe Museum by the People for Silver Plume, Inc.; the pride and work by individual owners in maintaining their property; and the preservation and zoning controls supported by local citizens and officials to protect the historical qualities of Sixth Street in Georgetown and Main Street in Silver Plume, residential neighborhoods, and viewsheds on the surrounding mountains [AMFTF].

Behind the impetus for additional external assistance is the growing recognition that the grass roots movement and existing sources of funding have just about been depleted in the development and promotion of Georgetown-Silver Plume as a cultural attraction to future visitors. Local citizens and their elected officials have expressed concern about how cultural resources can be preserved when the financial resources of the towns, county, and state have been stretched to their limits. Although noteworthy efforts have been made to identify, evaluate, and register cultural resources, the lack of local level planning for such resources, the shortage of funds and sufficient levels of continued technical assistance, and the necessity for operation and maintenance for existing historic sites/attractions have either caused projects to languish or not be undertaken. Much has been done to preserve significant cultural resources in the two communities, but much more remains to be accomplished [AMFTF].

While many citizens want future economic development and tourism growth for private and public benefit, there is a strong underlying concern that large numbers of visitors attracted to a potential federally designated site would have a negative effect on the quality of life in the two communities. Much anxiety has already been caused over the possible plan to widen I-70 to six lanes. While no firm plans have been announced or monies appropriated, the citizens of both communities are preparing for a protracted campaign to ensure proper input in the state highway department's planning phase for the interstate project. Construction is underway to replace the existing Georgetown/I-70 interchange [AMFTF].

If the Congress should ultimately decide that the National Park Service play a significant role in Georgetown-Silver Plume's future, public concerns have been raised about the extent of federal involvement; possible controls, rules, and regulations; possible transfer of private property to the federal sector; removal of existing revenue-producing properties from the tax rolls; loss of autonomy and control by the existing local government; and the issue of who will be responsible for providing improvements to the local infrastructure, which could result from federal level development. Further, local citizens and public officials want to know who would decide what level of development might possibly be pursued in Georgetown-Silver Plume – local citizens, the National Park Service, the Congress, or a combination of these. Some citizens want to know what effect such development would have on the local mining industry and who controls that effect [AMFTF]. This *Study of Alternatives* assesses these and other issues and concerns raised during the study process and suggests strategies to resolve them.



ON

SILVER PLUME HISTORIC DISTRICT
of the interior / national park service
MAY89



LOCATION

GEORGETOWN-SILVER PLUME HISTORIC DISTRICT
UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE
NHP-GSP-40007-DSC-MAY89





SILV



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EXISTING CONDITIONS

georgetown/silver plume historic district

united states department of the interior/national park service

north NHP-GSP-40000A-DSC-JUNE 89



6 SILVER PLUME DEPOT



5 SILVER PLUME HOSE COMPANY



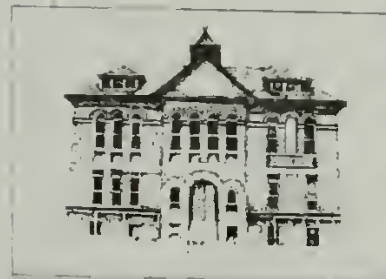
SILVER PLUME CHURCH



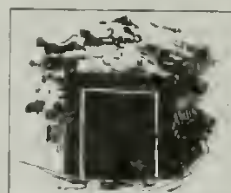
4 WINDSOR HOTEL



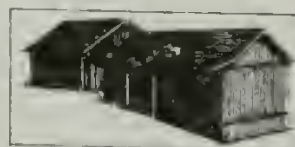
3 OLD JAIL



1 SILVER PLUME SCHOOL



7 LEBANON & EVERETT MINE TUNNELS



8 ORE PROCESSING MILL



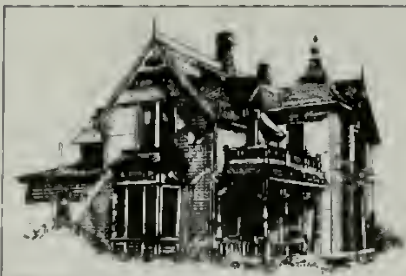
17 OLD COURTHOUSE



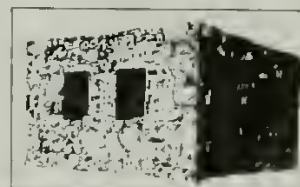
10 HAMILL HOUSE



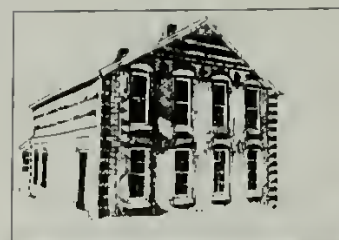
9 POHLE HOUSE



20 BOWMAN-WHITE HOUSE



18 OLD JAIL



21 Mc CLELLAN HOUSE



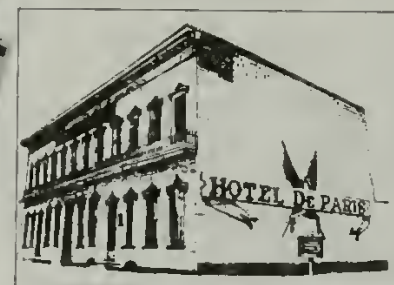
19 GEORGETOWN ELEMENTARY SCHOOL



11 SPENCER HOUSE



14 ALPINE HOSE CO. NO. 2



16 HOTEL De PARIS



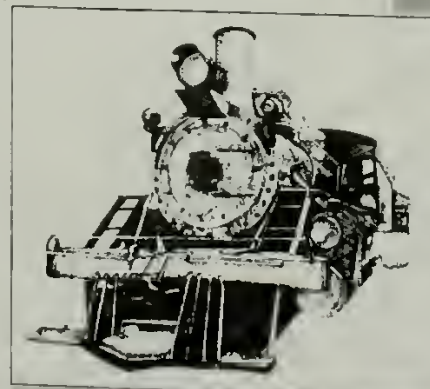
15 GRACE EPISCOPAL CHURCH



12 LUEDOE HOUSE



13 MAXWELL HOUSE



22 GEORGETOWN LOOP RAILROAD



THREATS TO THE ENVIRONMENT

The resources of the study area include the surrounding environment, specific sites and structures, and the national historic landmark represented by the towns of Georgetown and Silver Plume. The aesthetic quality of these resources has already been adversely affected by a variety of visual intrusions, such as the power lines over Griffith Mountain and the I-70 highway corridor. The existence of these intrusive developments may lend a sense of legitimacy to other similar encroachments, and is therefore a threat to the future integrity of the resources. Land use development patterns have divided Georgetown into distinct older and newer sections. While this in itself is not detrimental, the location of newer development areas between I-70 and the core resources in both Georgetown and Silver Plume effectively screens the historic resources and inhibits public recognition of their presence. These development areas, mainly highway commercial zones, have generated traffic congestion and many commercial and business signs, especially along the Frontage Road in Georgetown. Such highway commercial development creates visual confusion and increased vehicular activity, which in turn affect scenic quality and threaten visitor safety. The effective enforcement of land use goals and regulations is, itself, threatened by periods of decreased economic activity, where the long-term land development goals are often traded for short-term cash infusions.

Narrow streets, reduced speeds, heavy pedestrian traffic, and lack of parking facilities in both Georgetown and Silver Plume make circulation a major threat to the development of study area resources. I-70 provides excellent access to the study area, but the local street systems, traffic signals, and parking facilities throughout the study area are deficient. Points of traffic congestion in Georgetown include the Frontage Road/I-70 intersection (a four-way stop) and the Frontage Road/Sixth Street intersection (a three-way stop); at times the sign-controlled intersections cannot maintain smooth traffic flow.

Although there are occurrences of graffiti on some rock outcrops, walls, and bridges, vandalism has generally not been a major problem in the study area. However, this type of resource defacement will always be a threat throughout the study area.

Air pollution is not a threat to air quality in the study area because of the "cleansing effect" of the prevailing winds through the Clear Creek valley. Water pollution of groundwater by acidic mine drainage, heavy metals, and sedimentation or turbidity is currently a threat along the Clear Creek drainage. These mining-generated pollutants have been identified downstream as near as Idaho Springs (less than 15 miles away), where the Environmental Protection Agency and the state of Colorado are undertaking cleanup operations. The remainder of the Clear Creek watershed is slated for study to determine if there are additional sources of pollution along its route. Since the mining activity in the region is an established cause of water pollution (via seepage from mine adits and groundwater flows through mine tailings), the potential threat to local groundwater quality is very real.

The resultant threat of an inadequate water supply to support both local residents and tourists also exists in the study area. This potential lack of water was pointed out in an impact study for the Georgetown Loop Railroad performed by Dames and Moore in 1985. The study noted that local water supplies would be adequate until 1994, provided all the water system improvement projects then scheduled were carried out. The study also noted that sewage treatment facilities in 1985 were nearly at capacity and could accommodate only a 1 to 6 percent increase in tourism. Because the Georgetown treatment facilities also serve Silver Plume, the lack of excess sewage treatment capacity at Georgetown is a threat to the expansion of the tourism industry in the entire study area.

Mining activities or natural phenomena, such as rockslides, mudslides, and avalanches, threaten the study area resources through the removal of vegetative cover from the surrounding mountainsides. The soils of the area are extremely hard to revegetate, as evidenced by the abundance of barren talus slopes in the study area, many of which are over 100 years old. The loss of vegetation poses threats of erosion, slope instability, and stream sedimentation. Rock and mud slides are a persistent threat to many structures in Silver Plume.

Noise levels were measured in the Georgetown and Georgetown Loop areas by Dames and Moore for their 1985 impact study on the Georgetown Loop Railroad. The Colorado Department of Health completed similar noise measurements for Silver Plume in 1976. In general, the noise levels in the study area exceed the Environmental Protection Agency's recommended level of 55 decibels on the "A" weighted scale of measurement (dBA), which corresponds most closely to the human hearing range. Noises above this level are noted as being irritants and annoyances until the 70 dBA level is reached, at which point actual hearing damage can occur. Local noise measurements at Georgetown ranged from 58.5 dBA (at about 8:00 A.M.) to 76.7 dBA (from 12 NOON to 1:00 P.M.) and averaged above the 55 dBA level (67.4 dBA was the average of all noise measurements) throughout the day. The same general result was noted at Silver Plume (64-67 dBA being the average of all noise measurements there), but the extremes of noise along I-70 were much higher for isolated readings, reaching above 80 dBA for cars and more than 88 dBA for large trucks. Noise is definitely an adverse impact on the visitor experience in the study area, and, as such, is a threat to the resources.

Several implied economic threats could have detrimental effects on the study area. Possible scenarios include the loss of funding for the continued preservation and development efforts locally; liability issues associated with developing tourism at areas where potential hazards (e.g., mines, shafts, equipment) are part of the resource; saturation of the tourist market by similar or competing developments nearby (i.e., Idaho Springs, Central City/Black Hawk); and the general economic situation of the state and the nation, which can have serious implications for a single-focus marketplace such as the Georgetown-Silver Plume study area (which depends so heavily on tourism) through fluctuations in disposable income, labor force, and oil and gasoline prices.

Many structures, both publicly owned (state, city, and county) and privately owned (organizations), are facing deterioration because of inadequate funding to perform necessary maintenance activities. The effects of the harsh mountain climate and the lack of adequate annual maintenance might result in the loss of these fragile structures. For the most part, the privately owned structures are adequately maintained, but individual owners often lack sufficient knowledge of the technical preservation methods necessary to maintain the architectural integrity of residences or businesses. They also lack the funds to hire technical preservation specialists for consultation on their preservation efforts. This situation could lead to the individual structures inadvertently losing much of their historical integrity.

Perhaps the greatest single threat to the study area is the potential to diminish the quality of life enjoyed by the residents of Georgetown and Silver Plume through development drawing an increased number of visitors to the area. This desired increase in trade and tourism could require residents to sacrifice some of the lifestyle amenities for which they moved into the area.

DESCRIPTION OF THE ENVIRONMENT

NATURAL RESOURCES

GEOLOGY

Rock formations in the Georgetown-Silver Plume Historic District date to the Precambrian period, which is essentially the earliest geologic time period. The dominant rock type is the Silver Plume granite of the Idaho Springs formation, which formed through the metamorphic processes of intense pressure, heat, and movement. Silver Plume granite accounts for 50 percent of the rock found in the district. This area lies within the Front Range mineral belt, which extends from Breckenridge to Boulder, Colorado. This belt formed during the more recent Tertiary, or mountain-building, period when the Silver Plume granite formation was repeatedly stressed by natural pressures, causing faults, fissures, and fractures to open up in the base rock. These openings were commonly injected with molten magma which underlaid the rock in a fluid state under intense pressure. As it filled the faults, fissures, and fractures, the magma deposited the heavier elements it carried, such as gold, silver, lead, and copper, in veins along the fault planes. The discovery of deposits of gold ore in 1859 led to the development of the entire Clear Creek Valley as a mining center.

CLIMATE AND AIR QUALITY

Regional variations in physical features have rather dramatic effects on climate and vegetation in the study area. These are known as orographic effects. Ground elevation alone has a marked impact on temperature, rainfall, snowfall, and humidity. The temperature will decrease about 5 degrees for every 1,000-foot increase in altitude, and the relative humidity increases proportionately with altitude. This creates a moister climate at higher elevations, resulting in more precipitation, lower temperatures, larger snowfall accumulations, and shorter growing seasons. The added influences of solar orientation and prevailing winds amplify these effects, virtually dictating the locations where specific plant types will grow and the areas suitable for human habitation. Winds are generally from the west, and the steep sides of this narrow mountain valley create a *venturi* effect, which increases the movement of winds through the canyon. This keeps the upper air masses moving, thereby preventing the formation of temperature inversions, which would allow air pollutants to concentrate there.

The effect of all these climatic influences has been recorded over time, allowing a general description of the local Georgetown-Silver Plume climate. Cold temperatures in January range from an average temperature of 27.4 degrees F. down to an average nighttime low of 10.9 degrees F. The lowest temperature on record for the area is -40 degrees. Warm temperatures average 63.9 degrees F. in July with an average high reading of 78.5 degrees F. The hottest temperature on record is 92 degrees F. The first frost occurs about September 23, and the last frost occurs around May 27, leaving roughly a 3-1/2 month growing season. The relative humidity generally exceeds 60 percent; rainfall averages 14-18 inches annually; and snowfall averages 100-120 inches per year. Over the course of a year, 30 to 40 percent of the days will be totally cloudy and 30 percent will be clear.

WATER RESOURCES AND WATER QUALITY

Clear Creek is the major watercourse in the study area. It flows from the Continental Divide through the study area and on through Golden and Denver, a distance of more than 60 miles. Ultimately, Clear Creek enters the South Platte River to the northeast. Clear Creek was instrumental in the opening and development of the Georgetown-Silver Plume mining district through its natural processes of erosion, downcutting, and deposition. Meandering through the softer rock deposits over geologic time, Clear Creek forged its own valley, and then set about gathering additional rock and

soil materials from its mountain tributaries for deposition on the valley floor. In time, the flow of the stream slowed as the gradient of the streambed leveled out, allowing for even greater deposition of mountain debris and widening the valley. The cumulative effect of these erosional and depositional activities was to expose, sometimes relocate, and then uncover the sought-after precious metals, while building the easiest access route to them. Clear Creek provided drinking water, a medium to extract the mineral ores, and a source of power to process the ores.

In recent years, the Colorado Department of Health has monitored the quality of the surface water in the study area to ensure that it was pure enough to serve as the drinking water supply for Silver Plume. During the construction of the Eisenhower Memorial Tunnel, Clear Creek would often take on a murky, or turbid, appearance due to mineral and chemical wastes associated with the construction. Silver Plume residents complained of illness, which they attributed to the drinking water supply. This was proven by chemical analysis to be a false assumption, but the residents' fear of the water supply persisted in Silver Plume until they switched their drinking water source in recent years to mountain springs. Georgetown has not experienced this type of water complaint (other than occasional murkiness), deriving its drinking water from Leavenworth Creek, which flows down from Guanella Pass south of the town.

The numerous mines that dot the Clear Creek drainage area have been identified as another source of pollution. About 25 active mines and 800 abandoned mines and tunnels in the Clear Creek and North Clear Creek drainage areas contribute contaminants, such as acidic mine water and heavy metals to the surface flows and groundwater supplies. In 1982 the Environmental Protection Agency recognized this problem and undertook a reconnaissance investigation of the drainage area near Idaho Springs, Black Hawk, and Central City, where current and historic mining activities are the heaviest. It was confirmed that acidic mine drainage and groundwater seepage through mine tailings in five tunnels were, in fact, causing water contamination, as well as discharging about 1,200 pounds of dissolved and suspended metals daily. None of the five known pollution sources is located in or above the study area (all are downstream), but because of past and present mining activities in the study area, the potential for such pollution does exist and should be recognized. Barring actual site investigation in the study area, no assumptions as to the presence, or severity, of any supposed water quality problem should be made. Mitigating measures to clean up these pollution sources in the drainage basin are underway, and the study of the entire basin by the Environmental Protection Agency and the state of Colorado continues.

FLOODPLAINS

Clear Creek has a narrow channel with generally steep banks throughout the rural areas of Clear Creek County. This channel configuration is usually adequate to contain flood flows of 100-year frequency within a floodplain of 200 feet wide or less. Where development has taken place, the land is generally flatter and the stream gradient less steep, making the potential for flood greater and its affected area larger. Even in developed areas, this floodplain width would be nearly adequate if it were not for the constrictions of the stream posed by bridges, which have the effect of dams during times of high water flow, thereby widening the area affected by 100-year floods.

Georgetown is currently modifying its Flood Hazard Boundary Area map and has not redefined the limits of the 100-year floodplain within the city limits. Silver Plume has its 100-year flood area mapped, and the map illustrates the effect of bridges on the stream flow as being severe. Above and below town, the 100-year floodplain is an average of 30 to 50 feet wide. Where the bridges cross Clear Creek, the 100-year floodplain upstream from them is up to ten times wider (ranging from 200 to 500 feet in width), placing 50 to 60 percent of the town of Silver Plume within the 100-year floodplain of Clear Creek. The flood-prone area extends from about Silver Street to west

of Garland Street, and between Main Street and Water Street. This area is essentially the heart of the residential area of town and is south of the downtown business district.

SOILS AND VEGETATION

The soils in the study area are the products of the breakdown of the naturally occurring base rock caused by erosion, deposition, glaciation, and climate extremes. There are three generalized associations of soils occurring in Clear Creek County, each of which is representative of several individual soil types that commonly and characteristically occur together within particular landscape settings.

Typic Cryoboralfs, the most extensive soil association in Colorado, occur on timbered mountain slopes, high plateaus, sparsely vegetated escarpments, and interspersed with rock outcrops – landscape settings that are common in the Georgetown-Silver Plume Historic District. These soils occur at elevations of 7,500 to 11,500 feet on slopes of 5 to 65 percent. They are clayey to sandy in texture, 20 to 60 inches deep, light-colored, well-drained, and contain 35 percent of their volume as gravel, cobbles, and stones. The cold climate, steep slopes, and stony nature of these soils limit their use to recreation, wildlife habitat, water supply, and wood production.

Pergelic Cryumbrepts occur in alpine areas of Colorado along the Continental Divide at elevations of 11,000 to 14,500 feet and on slopes of 2 to 50 percent. These loamy soils are 20 to 40 inches deep, dark-colored, well-drained, and contain 35 to 85 percent of their volume as rock fragments. These soils occur mostly above timberline and are used for wildlife, recreation, and watersheds. About half of this soil area is not vegetated, and the erosion hazard in these areas is very high. Revegetation of these soils is extremely difficult, limiting their uses to those that do not disturb existing vegetation.

Typic Cryoborolls occur throughout the mountainous region of Colorado on the subalpine mountainsides, upland benches, and high old terraces and alluvial fans at elevations of 8,000 to 10,500 feet and on slopes of 2 to 50 percent. These soils are built up of the same parent materials – granite and sandstone – as the other associations in the Georgetown-Silver Plume Historic District, but have been additionally built up by glacial till, outwash, and coarse-textured alluvium. These soils, which are frequently interrupted by rock outcrops, are 20 to 60 inches deep, dark-colored, well-drained, and contain less than 35 percent of their volumes as rock fragments. These soils are used almost entirely as rangeland, except where local water sources make it possible to irrigate to produce hay or pasture. The dryness, broken slopes, and cold climate still limit the intensive agricultural use of these soils, leaving their best use as wildlife habitat. Most of these soil areas are privately owned, in contrast to the foregoing two soil associations, which are too steep and rugged for productive and economical development.

There are three plant associations common to the Georgetown-Silver Plume study area: the Ponderosa Pine-Douglas Fir Association; the Spruce-Fir Association; and the Alpine Meadow. These naturally occurring plant associations are tied closely to elevation (and thereby climate) and soils, which determine the range of their adaptability. From the lower elevations to the east of the mountains, the short-grass prairie climbs into the Front Range of the Rocky Mountains, penetrating into the higher valleys and south-facing mountain slopes with a sparse cover of grama grass, muttongrass, western wheatgrass, pine needlegrass, and sagebrush. From 6,000 to 9,000 feet of elevation, the Ponderosa Pine-Douglas Fir Association is prevalent, gradually giving way to pure stands of Douglas Fir at elevations of 8,000 to 10,000 feet. Also at these elevations, the Spruce-Fir Association becomes obvious, spanning elevations from 7,500 to 10,000 feet. Within these associations are a wider range of trees than the association names might imply, including Englemann spruce, subalpine fir species, lodgepole and limber pine, aspen, and various shrub, forb, and grass

covers in sparse concentrations. These plants all yield to the Alpine Meadow Association above timberline, where rock sedge, alpine fescue, mosses, lichens, and a wide variety of alpine flowers dominate the landscape.

The slopes around the study area were almost completely denuded during the intensive mining period of the late 1860s. The timber was used for building construction, mine shaft shoring, housing, and fuel. As the communities stabilized, so did the rate of timber consumption, allowing the natural revegetation of the slopes to the present condition. The most notable scars remaining on the landscape today are the "fans" of mine tailings, which were dumped from the mouths of the several mine adits of the district. Being composed mostly of subterranean rock, this overburden is still not capable of sustaining plant growth. These talus slopes serve today to point out the locations and abundance of mines throughout the district by virtue of their light-colored, stony contrast with the surrounding dark green forest.

WILDLIFE

Major wildlife species in the study area include bighorn sheep, mule deer, and elk. As the area have developed and since I-70 was completed, local wildlife populations have diminished in the immediate area. All these species avoid the built-up area of Georgetown, but elk and bighorn sheep are commonly seen in and around the less intensely developed town of Silver Plume. The constricted canyon area between the two towns is no longer extensively used by these wildlife species because of the physical barrier posed by I-70, as well as its associated noise and traffic. The wider valley and canyon areas east and west of the study area have greater wildlife presence.

CULTURAL RESOURCES

HISTORICAL OVERVIEW

In 1858 prospectors first discovered gold in the territory of Colorado along Cherry Creek near the ensuing settlement of Auraria in what would eventually become the city of Denver. George and David Griffith discovered gold in 1859 along Clear Creek in the Rocky Mountains nearly 50 miles west of Denver. This new gold camp became known as George's Town, and in 1860 its name was shortened to Georgetown. In 1864, miners discovered silver, and for the remainder of the decade Georgetown grew, eventually merging with nearby Elizabeth Town in 1868. That year the territorial government granted Georgetown a legislative charter making it the Clear Creek County seat. By this time, the settlement up the valley to the west, chartered in 1880 as the city of Silver Plume, had begun to develop.

In 1868 Georgetown had 1,500 residents, numerous hotels and businesses, and many active mines. A road to Central City made possible regular stagecoach service and wagon transport as well. One of the country's first narrow-gauge railroads – the Colorado Central – which originated in Golden, Colorado, reached Georgetown in 1877. The town eventually grew to a thriving community of more than 5,000 people, with two newspapers, several hotels, four volunteer fire companies, and numerous churches. Also during this time, tourists discovered an area considered to be a picturesque Rocky Mountain mining town. The railroad's completion to Silver Plume increased the tourist trade. The Georgetown Loop, engineered by Jacob Blickensderfer, consisted of a high bridge at Devil's Gate, the valley's narrowest point, at which the track looped over itself in a helix spiral to gain the additional elevation in order to connect Georgetown to Silver Plume and its mines.

The 1883 silver panic brought the vibrant economies of Georgetown and Silver Plume to a stop, and the areas began to decline in population. The end of the 19th century found much of the mining stopped and the communities of Georgetown and Silver Plume lightly populated. This situation remained throughout most of the first half of the 20th century. After World War II, tourists came in increasing numbers; other than those who stayed, many people purchased vacation homes in the area. Today, the area contains a combined population of more than 1,000, an integral part of whose economy relies upon a significant tourist industry.

DESCRIPTION OF RESOURCES

The Georgetown-Silver Plume Historic District boundary encompasses both the towns of Georgetown and Silver Plume as well as the railroad connecting the two communities. The purpose of the established boundary was to provide a sufficient historic and natural setting. The west boundary was designated to encompass the bulk of the mining excavations that established Silver Plume as the focus of mining activity. The north, south, and east boundaries were set to provide an adequate vista to a point where that vista terminates as the valley curves eastward.

Many structures within the historic district have been recognized as local landmarks and are noted in walking tours of the area. However, very few of these structures are specifically mentioned in the National Register of Historic Places nomination form. As a part of this alternatives study, certain structures were summarily assessed (see description of structures in the appendix). The sole basis for their selection was that they are individually listed on the National Register of Historic Places or specifically listed on the national historic landmark nomination forms. Because of the purpose of this study and time limitations, these structures were only briefly assessed. Levels of access varied greatly from open, public structures to private inaccessible residences. (Note: The

listing of the structures implies no particular interest on behalf of the National Park Service for potential use, purchase, or development.)

A number of other existing structures and features within the Georgetown-Silver Plume Historic District are significant and contribute to the district's integrity, character, and interpretation. These features are not specifically listed on the national historic landmark form or on any individual National Register nomination form, but they are listed in local historic surveys and interpretive material.

No comprehensive archeological survey of the historic district has been conducted. Currently unknown surface/subsurface archeological materials may exist in the historic district.

PRESERVATION EFFORTS

Federal assistance for historic preservation projects includes Historic Preservation Fund grants, the National Historic Landmarks Fund, tax incentives, and technical assistance under the national historic landmarks program. The Historic Preservation Fund provides federal matching grants for surveying and inventorying historic properties, the development of management plans, and the completion of preconstruction documents. Until 1981, grants were also available for the acquisition of historic properties and the restoration of historic structures. These may be reinstated pending the decision of Congress to fund acquisition and development grants. Private property owners who rehabilitate historic structures are allowed a 20 percent investment tax credit. These tax credits are available for properties that are income producing, are certified historic structures, and are rehabilitations that have met the secretary of the interior's standards for rehabilitation projects. Owners of property within national historic landmarks may request technical assistance from the National Park Service regarding the appropriate methods for restoring their historic structure. As funding allows, the National Park Service can prepare structural condition assessment reports, Historic American Buildings Survey drawings, or seek donated funds for projects through the landmarks-at-risk program.

There are a number of public, quasi-public, nonprofit, and private organizations within Georgetown and Silver Plume who help preserve and protect the towns' historic structures and character.

In addition to those organizations mentioned below, much credit is due the private sector for its efforts in retaining ownership and the preservation of the buildings through daily housekeeping and cyclic maintenance. Various corporate foundations have greatly assisted preservation efforts – foundations that often provided "seed monies" as well as major financing for certain undertakings. The public entities established throughout each community exist to assist and further these private sector contributions. It is estimated that over \$6 million has been invested in Georgetown-Silver Plume rehabilitation efforts since 1980.

Despite these successful efforts, neither town has a well-established, cohesive preservation program in terms of overall cultural, historical, architectural, social, and/or interpretive values. Most of the preservation efforts to date are based on architecture alone, without a proper framework for assessing historical and/or cultural significance. More professional research is required to establish overall preservation and interpretive goals and objectives. In addition, an accepted philosophy toward contemporary construction, beyond that provided through design guidelines, is needed.

Georgetown

Georgetown established Colorado's first historic preservation ordinance in 1970, part of which initiated a design review process through the Historic Preservation Commission. Following the

successful weathering of legal challenge, the name was changed, specific boundaries identified, representation reorganized, and design guidelines established. Today, the Design Review Commission is well-entrenched within the town's "governmental" structure. The seven-person board operates under the 1984 *Design Review Guidelines* for reviewing both building and demolition permits throughout the city limits. A three-tiered level of acceptable design criteria has been developed for (1) Old Town (the historic district), (2) New Town (the Meadows), and (3) the transition area. In addition, the board reviews sign permits under separate ordinance. These criteria establish design guidelines that seek to ensure the protection of the town's historical character. They are as applicable to contemporary construction as to the rehabilitation of existing structures.

The inherent conflict with design guidelines is that they can only provide a general design orientation. In new construction, their literal implementation can result in historical mimicry. It should be mentioned that environmental integrity is of extreme significance in addition to architectural integrity. The number of vacant lots and sparse density within each city detract from much of the town's historical character. The board reviews over 100 applications a year covering a wide range of proposed work. To date, the local review board--and its appellate process--has worked well and has had a significant impact on the town's successful rehabilitation efforts. The most obvious shortcoming within the various review ordinances is the lack of guidelines for appropriate historic paint colors.

The Georgetown Planning Commission has undertaken several building surveys and inventories, the first as early as 1971. Subsequent surveys have established 13 town landmarks. These surveys have designated 1859 to 1901 as the historic period. Over 211 structures have been identified, which, with various levels of restoration, fall within this period. Additional survey work is required to assess the potential historical and/or architectural significance of structures that postdate this period.

The Georgetown Historical Society, Inc., a 700-member private nonprofit organization, was established in 1970. Its primary goals are (1) to serve as a voice for the overall protection of Georgetown's historical heritage, and (2) to purchase, restore, and interpret select buildings to benefit the public's understanding of the town's cultural history. The Georgetown Society owns four historic houses (one is Georgetown's major historic house museum, the Hamill House), with six accessory buildings, Nybro Park, and approximately 385 acres of open space on Saxon and Leavenworth mountains [AMFTF]. The established "master plan" is to own and interpret a residential structure representing each of the city's historic economic classes – the mine owner class (the Hamill House), the entrepreneurial class (the Bowman-White House), the merchant class (as yet unowned or identified), the miner's cottage (the Tucker/Rutherford House), and an early log cabin, the latter two of which lie on the Bowman-White estate. While the society's ownership objective is close to completion, the culmination of research, restoration work, and interpretive programs is years away. Like private preservation efforts throughout the country, the Georgetown Historical Society must rely on membership dues, donations, fundraising events, and occasional grants for funding to meet their objectives. Work undertaken so far has been well-done, and despite the lack of funds, the organization continues their development program.

The Colorado Historical Society purchased the Georgetown-Silver Plume Loop Railroad and Depot in 1959. Through years of reconstruction efforts, the railroad now operates as an interpretive experience in historic narrow gauge rail passage. As a part of this interpretive program, the society has reconstructed much of the Lebanon Mill and gives tours into the Lebanon and Everett mine tunnel. An interpretive center was constructed in the 1980s at the railroad's eastern terminus, one-fourth mile from town near Devil's Gate. The operating budget of the center is subject to allocations from the state legislature. The society also owns significant land in the valley for protective scenic easements and for preservation of land from unwarranted development. A site administrator remains in Georgetown year-round [AMFTF].

The Colorado Historical Society, as a part of the Colorado Historic Preservation Office, was the administrator of the Department of the Interior's grants-in-aid program. Beyond the work funded through these grants, recipients entered into covenant agreements on future rehabilitation efforts. This nationally successful program was abolished in 1980s as a part of the general lessening of the federal government's role in assisting preservation efforts in the private sector.

The Colonial Dames of America, Colorado Chapter, purchased the Hotel de Paris and has pursued an aggressive restoration and interpretive program. The organization raises funds through donations, grants, and special events. Like the Georgetown Historical Society, their efforts have been successful and are commendable in light of limited staff and funding [AMFTF].

The Community Center, Inc. is dedicated to preserving and adaptively using the Clear Creek County Courthouse to meet the needs of the local community. The community center obtains funding from both government and private sources in this endeavor. The two-story building serves as a meeting place for the community of Georgetown [AMFTF].

The Georgetown Volunteers contribute funds and labor to preserve and beautify the community.

Silver Plume

The Silver Plume Planning Board developed "A Plan for the Historic Preservation of Silver Plume." This community plan identifies overall development objectives, a part of which is building and lifestyle preservation. The plan contains a set of design guidelines that specify the Silver Plume Zoning Board as the entity to review building permits. Findings are forwarded to the town board of trustees for the issuance or denial of applications. The same board reviews demolition permit applications. The planning board has also established a town landmark designation; seven such structures currently have such status. One inherent weakness in the local permit process is that replacement-in-kind requires no permit, which can result in the continued use of inappropriate building material.

No overall architectural survey comparable to those in Georgetown has been undertaken in Silver Plume to properly assess which structures merit particular architectural and/or historical significance. Those buildings designated to date appear to be more from emotive association rather than inherent significance. No archeological survey has been conducted in Silver Plume.

The People for Silver Plume, Inc. was founded in 1974 as a local, nonprofit organization whose goals are (1) to serve as a voice for overall preservation concerns within the town, (2) to preserve and operate the George Rowe Museum as a local museum and interpretive center, and (3) to seek the preservation of the Fire Depot Building. Again, with its limited available resources in people power and funding, the organization must often "make do" [AMFTF].

The McClellan Players' primary purpose is to continue traditional summer melodramas. The organization also raises money to help preserve buildings in Georgetown.

Various church groups also raise funds for preserving and restoring their churches.

SOCIOECONOMIC FACTORS

POPULATION AND ECONOMICS

The study area's population was estimated at just over 1,000 people in 1984. Georgetown, the larger of the two communities, has about 880 residents and serves as the county seat; Silver Plume has about 140 residents. The total population of Clear Creek County was estimated at 7,580 residents in 1984. Idaho Springs, the county's most populated town, had nearly 2,200 residents that year. Clear Creek County's population experienced a 51.6 percent increase between the 1970 and the 1980 censuses. The average age of county residents was 28.7 years in 1980, with 5.9 percent of the population being over 65 and 27.8 percent under 18 years old. The racial/ethnic composition of the county is predominantly white, with only 4.7 percent of residents being a member of a minority group.

The study area's population has historically paralleled the fluctuations of the mining industry. The peak population of the area was documented in the late 1870s, an era that corresponds to the zenith of mining activity in the region. The historical low population in the region occurred during the Great Depression, when the county's population fell to about 2,100 residents (about one-fourth of the 1870s peak). The population of Georgetown is estimated to have ranged from nearly 5,000 residents during the 1870s boom period to less than 200 during the Depression.

In recent years initiatives, designed to diversify the economy of Clear Creek County, have served to insulate the region from the fluctuations in the mining industry and helped to stabilize the population. The county's population has been growing steadily since the 1960s. It is projected that the county's population will increase to about 9,100 people by 1990 and to 11,700 by the year 2000. If the population of Georgetown and Silver Plume were to increase by a similar percentage, the number of residents in those communities would total 1,360 and 220, respectively, by the year 2000.

The annual per capita income for Georgetown and Silver Plume closely approximates the statewide average. In 1981 the estimated per capita income was \$9,523 in Georgetown and \$9,795 in Silver Plume. The mean per capita income for Colorado in 1981 was \$9,773.

The service and mining sectors are the mainstays of the Clear Creek County economy. Over 800 individuals were employed in each of these sectors during 1986, and the two sectors combined for over \$41 million in earnings that same year. Table 1 presents a summary of employment and earnings by sector for 1986.

The November 1988 unemployment rate in Clear Creek County was 8.9 percent, which was greater than the statewide rate of 6.3 percent. These rates have not been adjusted for seasonality. Unemployment in the county has decreased since November 1987, when the rate was over 11.5 percent.

Retail sales in Clear Creek County totaled \$65.8 million in 1987, which represented a 19 percent increase over the previous year. Sales from retail stores accounted for over one-half of this total (about \$34.3 million). Table 2 presents a summary of retail sales in Clear Creek County for 1987.

Sales tax collections in both Georgetown and Silver Plume have increased steadily during recent years. Sales tax revenues collected in Georgetown have increased an average of 5.4 percent per year for the past five years (1983-87), and exceeded \$215,000 in 1987. Sales tax collections in Silver Plume more than doubled between 1983 and 1987, and have increased an average of 25.1 percent per year for that period.

**Table 1: Employment and Earnings by Sector
Clear Creek County – 1986**

| <u>Sector</u> | <u>Employment (Workers)</u> | <u>Earnings (Million \$)</u> |
|--------------------------------------|---------------------------------|----------------------------------|
| Agriculture, Forestry, and Fisheries | 12 | \$ 0.12 |
| Mining | 813 | 30.67 |
| Construction | 171 | 1.63 |
| Manufacturing | 85 | 0.98 |
| Transportation and Public Utilities | 88 | 2.79 |
| Wholesale Trade | 45 | 1.15 |
| Retail Trade | 677 | 6.34 |
| Finance, Insurance, and Real Estate | 150 | 0.88 |
| Service | 838 | 11.01 |
| Government | 489 | 8.50 |
| TOTAL | 3,368 | \$64.07 |

**Table 2: Retail Sales by Industrial Classification
Clear Creek County – 1987**

| <u>Industry</u> | <u>Sales (Million \$)</u> |
|--|-------------------------------|
| Building Material and Farm Equipment | \$ 3.57 |
| General Merchandise | 0.52 |
| Food Stores | 9.82 |
| Automotive and Service Stations | 4.98 |
| Apparel and Accessory Stores | 0.93 |
| Furniture & Home Furnishings Stores | 0.49 |
| Eating and Drinking Places | 7.55 |
| Miscellaneous Retail Stores | 6.40 |
| Retail Trade (Total) | \$34.25 |
| Finance, Insurance, and Real Estate | 0.05 |
| Hotels and Other Lodging Places | 1.70 |
| Other Services | 3.51 |
| Services (Total) | \$ 5.26 |
| Agriculture, Forestry, and Fisheries | 0.05 |
| Mining | -- * |
| Contract Construction | 0.03 |
| Manufacturing | 1.24 |
| Transportation, Communication, and Utilities | 19.13 |
| Wholesale Trade | 5.80 |
| Government Facilities | 0.01 |
| Other Industries (Total) | \$26.26 |
| TOTAL – ALL INDUSTRIES | \$65.76 |

* Retail sales of mining products is classified as proprietary data.

ACCESS AND TRANSPORTATION

When gold was discovered locally by the Griffith brothers in 1859, there were no roads leading to the Georgetown-Silver Plume mining district. By 1860 the demand for supplies and mining equipment was intense, and the Griffiths built a toll road from Central City over Eureka Gulch and westward along Clear Creek to Georgetown. Although not the easiest terrain to negotiate, this was the most direct route to the closest supply point and trade center (and later railhead) at Central City. Population growth, increased commerce, and, above all, the mining industry steadily demanded better and more economical transportation. In 1871 the Colorado and Southern Railroad (C&SRR) agreed to extend service from its Central City tracks at the confluence of Clear Creek and the North Fork of Clear Creek, up the Clear Creek valley to Georgetown, Silver Plume, and the mining districts beyond. This was an obvious rail route because only in the stream valley could the broad flat areas of low slope gradient be found which were required by railroads. When these conditions were exhausted, the railroad simply ended – as the C&SRR did 2 miles west of Silver Plume. It was not until 1877 that the C&SRR finally reached its terminus on this route, and during the interim construction period, a road had been extended down the valley to the end of track to expedite freight and passenger service directly to the district.

In 1905, Edward J. Wilcox began construction of the Argentine Central Railway which would connect Silver Plume and the C&SRR to the numerous mines operating at higher elevations to the south and west. This gave the higher mine operations an economical means to ship ore and no doubt extended the life of the entire mining industry in the district. The Argentine Central began freight and passenger service in 1906, and was instrumental in developing the tourist industry in the area by offering excursions to Waldorf and Mt. McClellan. It was also a goal of the Argentine Central to extend service to the mining centers west of the Continental Divide by way of a tunnel beneath Mt. Evans. This would shave miles off the existing rail routes to such mining boom towns as Leadville. Although initiated, the tunnel was never completed.

As the automobile began to gain more acceptance, the roadway paralleling the C&SRR up the Clear Creek valley came into greater use. The network of federal highways grew into the area as U.S. 6 and U.S. 40 were extended up the Clear Creek valley. U.S. 40 separated at Empire to cross Berthoud Pass, and U.S. 6 continued up the valley through Georgetown and Silver Plume and headed west over Loveland Pass to the Keystone-Frisco-Silverthorne area. By the late 1930s, rail travel and freight on this route were nearly nonexistent. The last major transportation development in this area occurred in the 1970s, when I-70 was extended along this same route. This highway route remained virtually unchanged from its rail, roadway, and highway predecessors until it bisected the town of Silver Plume and headed due west, boring under the Continental Divide by way of the Eisenhower Memorial Tunnel directly to Silverthorne. After 110 years of settlement, a direct link across the mountains to the west was finally realized.

Access to the Georgetown-Silver Plume study area is predominantly by automobile. The principal route of access is by way of I-70, which bisects the state of Colorado and serves as a major travel route for many tourists traveling across the country. The interstate is currently four lanes wide in the vicinity of the study area, although the Colorado Department of Highways (CDOH) is actively pursuing an initiative that would widen the road to six lanes from west of the Denver metropolitan area to State Highway 91 (west of Frisco).

Table 3 summarizes 1987 traffic volumes for I-70 between Georgetown and Silver Plume. Average daily traffic (ADT) for this stretch of highway for 1987 was 16,500 vehicles. Approximately 9 percent of this total was truck traffic (not including pick-ups and other small commercial vehicles). The monthly averages in table 3 were extrapolated from monthly use ratios as observed at a CDOH continuous-count station at the Eisenhower Tunnel (located just west of the study area).

Table 3: Average Daily Traffic by Month (1987)
I-70 Between Georgetown and Silver Plume

| <u>Month</u> | <u>ADT</u> | <u>Month</u> | <u>ADT</u> |
|--------------|------------|--------------|------------|
| Jan | 16,500 | Jul | 21,400 |
| Feb | 16,900 | Aug | 22,100 |
| Mar | 18,200 | Sep | 18,100 |
| Apr | 13,900 | Oct | 14,000 |
| May | 12,900 | Nov | 13,200 |
| Jun | 16,600 | Dec | 14,900 |

Yearly ADT = 16,500

Using historic CDOH data for traffic on I-70 at the Eisenhower Tunnel, projections were calculated for that location through the year 1997. If the historic pattern of growth continues for the next 10 years, ADT at the tunnel could reach 22,100 by 1997. Assuming that traffic on I-70 between Georgetown and Silver Plume increases at the same rate, ADT on this stretch of the freeway may grow to about 22,800 vehicles per day by 1997. Using extrapolation of the projections for I-70 at the Eisenhower Tunnel, table 4 summarizes possible growth in ADT for that section of I-70 within the study area for the years 1988-97.

Table 4: Projected Growth in Average Daily Traffic
I-70 Between Georgetown and Silver Plume
1988-1997

| <u>Year</u> | <u>ADT</u> | <u>Year</u> | <u>ADT</u> |
|-------------|------------|-------------|------------|
| 1988 | 17,800 | 1993 | 20,600 |
| 1989 | 18,400 | 1994 | 21,100 |
| 1990 | 19,000 | 1995 | 21,800 |
| 1991 | 19,500 | 1996 | 22,300 |
| 1992 | 20,000 | 1997 | 22,800 |

LANDOWNERSHIP AND USE

Property ownership within the study area is divided nearly equally between government agencies and private individuals. About 25 percent of the study area is within the Arapaho National Forest, which covers the upper mountain slopes bordering Clear Creek and extends upward from there. Another 25 percent of the study area is under the administrative jurisdiction of the Bureau of Land Management, which is currently in the process of divesting many of its holdings in the local area. The BLM lands extend downward from the Arapaho National Forest to the I-70 right-of-way and commingle with the predominantly private land holdings and mining claims that extend up the mountainsides from the Clear Creek valley. In total, private ownership accounts for about 45 percent of the lands in the study area. Private ownership dominates in the towns, where residential and business properties are generally held by individuals. However, there are several private corporations and foundations that own land and were set up for the purpose of preserving historic properties within the study area. The remaining 5 percent of the land area is attributed to the holdings of the

state of Colorado, such as the I-70 corridor and the Georgetown Loop Historic Mining and Railroad Park administered by the Colorado State Historical Society.

Three levels of jurisdiction control land use within the study area – Clear Creek County, the town of Silver Plume, the town of Georgetown. All three jurisdictions have recognized the need to protect their historic resources and have taken steps to do so. Zoning ordinances have been developed to exert control over future development to ensure that it will be compatible with established land use patterns, individual historic resources, and historic districts.

Clear Creek County

The county has essentially blanket-zoned the unincorporated areas as MR-1, mountain residential. This classification allows the entire county to be used for single-family dwellings and closely associated uses such as public schools, day care centers, public parks or noncommercial recreation areas, or other special uses that may be approved by the Board of County Commissioners on a case-by-case basis. The other major county land use classifications are M-1 and M-2, mining districts. The M-1 district allows active mining operations as well as residential development. This zone is created for those small mining operators who desire to live on their claim; however, the residence must be constructed in conformance with the standards of the MR-1 district. The M-2 district also allows active mining operations, but it expressly prohibits any type of residential use. There are other land use categories active in the county, but they are nonconforming uses that were in operation prior to the adoption of the county zoning ordinance. There have been about 165 special-use permits issued in the entire county, very few of which are within the study area.

Clear Creek County is currently studying the I-70 corridor in anticipation of the release of BLM lands. Although the county has not formulated a clear-cut land use plan for its portion of the study area, it recognizes those areas of development cost, recreation potential, and visual quality. The county's general recommendations note the rural areas on both sides of the Clear Creek valley as being very expensive to develop, as far as engineering costs for road and utility extensions, and the south side of the valley also shows a recommended trail alignment. These conceptual recommendations, coupled with the limited variety of land uses permitted in the rural county areas, are indicative of the county's commitment to the protection of its existing scenic, historic, and wildlife resources by preventing encroachment on them.

Town of Silver Plume

The town of Silver Plume covers 158 acres stretched linearly along Clear Creek between Leavenworth and Republican mountains, which rise steeply from the north and south edges of town. The valley narrows dramatically at both ends of Silver Plume, choking off any further development in those directions. The town has limited boundary expansion potential due to the steep topography, which would make it extremely costly and difficult to extend services and access to areas outside the current town limits. There is still expansion potential within the existing town limits.

Silver Plume used a blanket-zoning approach to protect its historical character and resources; the entire town area is designated as a historic district. The town has also delineated its desired growth pattern by designating zoned land areas as B-commercial and R-single family and multifamily residential. Both of these land use categories exceed the land area required by anticipated future growth.

Residential uses account for 37.2 acres of land spread throughout the town. These are predominantly single-family dwellings, but multifamily and mobile home dwellings are also represented in town. The condition of the dwelling units is generally either old and usable or dilapidated, although there

has been considerable building renovation activity since the late 1970s. Commercial lands total 3.3 acres and are divided between the older Main Street district (from Woodward Street to Daly Street) and the highway commercial district in the northwest corner of the I-70 interchange. There is very little industrial activity at Silver Plume aside from the mostly dormant mining operations west of town and the scattered workshop/studios of local artists and craftsmen. Only 0.1 acre of land is given to industrial use within the town limits. Public use of land such as streets, parks, highways, and government buildings is the largest land use category in town, totaling 72.6 acres. Vacant and unplatted lands account for 44.7 acres.

Any land uses other than the two prescribed above will require council review, approval, and a special-use permit. This combination of land use regulations and topographic constraints has the net effect of mapping out Silver Plume's future land use and growth patterns. The future land use pattern will be one of "in-fill" within the existing town limits and street pattern. New development must conform to the cultural, architectural, and scale compatibility standards (among others) of the historic district, as well as being compatible with surrounding uses.

Town of Georgetown

Georgetown has adopted a *Land Use Plan* to guide its future development. Six categories of land use are identified in the plan: (1) low-density residential (5 to 8 units per gross acre), (2) multiunit residential (10 to 12 units per gross acre), (3) retail business (the existing downtown area), (4) highway business (I-70 entrance to town and the frontage road), (5) industrial/commercial (area west of I-70 at the interchange), and (6) open space/parks (parks, lakes, creeks, and mountainsides).

The goal of the plan is to generally maintain the existing land use pattern in Georgetown. Single-family residential will continue to be the dominant land use while multiunit residential development will be restricted to those areas at the north end of town where such land use already exists. The downtown business area will continue to be the retail and government center of town. The highway/business area at the I-70 interchange and along the frontage road will be developed to serve both the local residents and the traveling public with automotive and travel-related services. There is little industrial development in the town at this time, but any future industrial uses will be directed to the west side of the I-70 interchange,, thereby separating that source of traffic from the residential and tourist centers. Open space and parks are planned as unifying elements of the town, connecting all the uses and development areas. Not all of the town is currently developed. There are infill sites throughout the town and several sites still vacant in the newer, north end of town. There are nonconforming uses, such as the trailer court at the I-70 interchange and the power plant at the end of the downtown retail district, which will continue to operate even though they are inconsistent with their area's zoning.

As it exists, the *Land Use Plan* is the final word in determining the development pattern of Georgetown. There are established policies dealing with the goals of development in the town, but wherever there may be conflict between these policies and the plan map, the map will prevail. When the goals are modified, the plan must be changed to reflect this. Although the *Land Use Plan* has been adopted by the Georgetown Planning Commission and the Board of Selectmen, no recommendations regarding historic preservation, urban design, or other actions have been so adopted, and these elements have no regulatory force behind them. The *Land Use Plan* appears to be too general in its definition of land use areas and appropriate uses within them. No actual mention is made of single-family residences or mobile homes, for example. Additionally, some suggestions for land allocation, such as placing industrial development west of the I-70 interchange, seem to be ill-advised for the long term, especially in light of the observations made regarding visual and noise intrusions and first impressions of the town itself. These general delineations of use are good for maintaining plan flexibility, but they may create problems or land use conflicts at some future date, when an actual definitive land use designation may be needed.

Georgetown has many of the same types of cultural and historic resources as Silver Plume, as well as areas of new construction and development, which have split the town into distinct old and new areas. The new portion is to the northeast (or Denver) end of town. Here the newer single and multifamily housing coexists with service stations, restaurants, and generally "highway commercial" activities. The southwest (or upper) end of town is the historic district where the renovated downtown and residential structures are located, and where only architecturally compatible new development is being permitted or undertaken.

The protection of the historic and cultural resources has been accomplished mostly without the benefit of legislated restrictions (whether these regulatory tools are in place or not). Several local preservation groups have assumed ownership and/or stewardship of historic properties. Many of these are fully restored properties and several are in varying stages of repair. To protect their properties, these groups have begun to acquire vacant lands within the older part of town to prevent the encroachment of incompatible new development. This method has been successful as far as retarding the spread of any extensive development into the older district, but land use control (zoning) by acquisition is expensive and does not provide for economic growth. This protection strategy draws the limited preservation funds away from their primary preservation and restoration uses and potentially jeopardizes local preservation efforts. The diversion of funds to property acquisition undercuts the restoration efforts (and budgets) and runs the risk that normal deterioration of old structures will exceed the rates of maintenance and restoration. Ultimately, this policy could backfire, causing ever-increasing restoration costs, or, worse yet, the loss of the resource to dilapidation.

RECREATION, VISITOR USE, AND VISITOR SERVICES

The Georgetown-Silver Plume study area is within the large complex of tourist attractions and recreation sites that draws millions of tourists to Colorado's Rocky Mountains each year. The study area is one of six historic districts in Colorado that depict the theme of *Westward Expansion* and the subtheme of *The Mining Frontier* (the other five include Cripple Creek, Central City, Leadville, Silverton, and Telluride). The study area is also significant for the theme *Architecture*.

Georgetown and Silver Plume are both a destination and a stop-off for visitors from Colorado, the United States, and many foreign countries. Although the study area is most widely known for its historic resources, both towns are surrounded by towering mountains and extensive forests, which create a highly impressive scenic setting.

The highest level of recreational use in the study area occurs during June, July, and August. The towns also experience a significant level of tourism during the winter ski season, (which runs from about December to March). Recreationists traveling to and from the major ski areas west of Georgetown-Silver Plume often make side trips into the towns.

Georgetown and Silver Plume both strive to attract visitors to the area by sponsoring various civic festivals and activities throughout the year, such as the Christmas Market and Fourth of July celebrations in Georgetown and the annual melodrama in Silver Plume. Monies spent by recreationists at local businesses can be respent (or multiplied) several times within the general region, thereby creating additional economic input. The recreational developments also provide jobs for local residents. Thus, tourism contributes significantly to the local economy. Major historic attractions within the study area include the Georgetown Loop Railroad, the Hotel de Paris, and the Hamill House. The Loveland Basin ski area is located not far from the historic district, and several U.S. Forest Service campgrounds and picnic grounds are within a short drive.

The Georgetown Loop Railroad offers one-hour scenic excursions through Clear Creek Canyon along a historic, narrow-gauge railway. The train, which is owned by the Colorado State Historical Society and operated by a concessioner, follows the traditional route as established by the Colorado

Central Railroad during the late 1800s. The route connects the towns of Georgetown and Silver Plume along 3 miles of track, and includes a large loop and two switchbacks to overcome the 6 percent natural grade and 638-foot rise in elevation between the towns. Railroad passengers have the option of disembarking mid-route and taking a guided walking tour of the Lebanon Silver Mine. This mine is accessible only by train. The train operates daily from Memorial Day weekend through Labor Day weekend and on weekends only through September. Ridership was over 91,000 individuals in 1988, an increase of about 1,500 from the previous year.

The Hotel de Paris was opened in Georgetown in October 1875 by French immigrant Adolphe Francois Gerard (aka Louis Dupuy). The hotel, which is listed on the National Register of Historic Places, served visitors to the Georgetown area until well into the 20th century. In 1954 the property was purchased for restoration by the National Society of Colonial Dames of America in the State of Colorado, who have converted the structure to a museum. Attendance at the museum has averaged about 9,600 visitors for the past three years (1986-1988). It is interesting to note that visitation to the hotel for these years has averaged only 7.5 to 8 percent of the total ridership of the loop railroad for those months when both attractions are open.

Constructed in 1867, the Hamill House complex served as residence and offices for William A. Hamill, a prominent 19th-century entrepreneur and politician. The complex not only includes the Hamill family residence, but also an office building (for Hamill's silver mining company), a carriage house/stable, an elaborate outdoor latrine, and other outbuildings. The property was purchased by the Georgetown Society, a private nonprofit organization, in 1971. The society has been working since then to restore the property to the motif of the late 1800s. Only the Hamill residence has received significant restoration, and it now serves as a museum. The office building currently houses the offices of the Georgetown Society, and the on-site curator for the Colorado Historical Society, as well as some of the society's collections. Like the Hotel de Paris, the complex is listed on the National Register. Visitation statistics have not been kept on a regular basis for the Hamill House.

Many businesses in Georgetown and Silver Plume provide merchandise and services that are of interest or need to the recreationists and tourists who visit the region. Included among these establishments are hotels, gas and service stations, restaurants, and gift shops (see table 5). Most of these businesses are open year-round, although approximately 10 percent do close for short periods on a seasonal basis (usually April-May or October-November).

**Table 5: Georgetown-Silver Plume Establishments
Providing Goods or Services to Recreation Visitors**

| <u>Type of Business</u> | <u>Number of Establishments</u> |
|--|--|
| Lodging (Includes motels and bed-and-breakfasts)* | 5 |
| Gas and service stations | 7 |
| Restaurants and taverns | 16 |
| Convenience, grocery, bakeries, and liquor stores | 6 |
| Sporting goods and clothing | 5 |
| Gift and souvenir shops and similar businesses (book stores, antique shops, etc.) | 37 |
| Other establishments providing visitor goods and/or services | 4 |

* Approximately 100 units are available in the three motels and two bed-and-breakfasts in Georgetown-Silver Plume.

The overall enjoyment of the study area by recreationists is also enhanced by the presence of a full-range of public safety services. Professional law enforcement protection is provided by the Georgetown Police Department and the Clear Creek County Sheriff's Office. Fire-fighting, search and rescue, and emergency medical transportation services are provided by volunteer groups in both towns.

INTERPRETATION

Interpretive Themes

"History and Prehistory in the National Park System and the National Historic Landmarks Program, 1987" outlines a thematic classification of the United States' historic resources. The outline is used to show the extent to which units and cultural resources of the national park system, affiliated areas, and national historic landmarks reflect the nation's past. Parks and landmarks are assigned to all themes, subthemes, and facets in which they are found to be nationally significant.

Georgetown-Silver Plume National Historic Landmark is nationally significant under the themes of *Westward Expansion* and *Architecture*. Under *Westward Expansion*, the national historic landmark illustrates the subtheme, *The Mining Frontier*, and the facet, *Rockies: Colorado and Wyoming*. Under *Architecture*, it illustrates the subtheme, *Historic District (Renaissance Revival through Second Empire)*.

Other themes, subthemes, and facets are illustrated by Georgetown-Silver Plume National Historic Landmark. While they are not considered to contribute to the site's national significance, they are of interest and importance in understanding the whole story of the national historic landmark and should be included in the interpretation of the area. These are listed below:

- Theme - Business

- Subtheme - Extractive or Mining Industries

- Facet - Other Metals and Minerals (gold and silver)

- Theme - Transportation

- Subtheme - Railroads

- Theme - Technology

- Subtheme - Extraction and Conversion of Industrial Raw Materials

- Theme - American Ways of Life

- Subthemes - Ethnic Communities, Domesticity and Family Life, and Occupational and Economic Classes

Interpretive Opportunities

Four organizations currently offer some type of interpretation in the Georgetown-Silver Plume Historic District--Georgetown Society, Inc., People for Silver Plume, Inc., National Society of Colonial Dames of America in the State of Colorado, and Colorado Historical Society. All four are nonprofit organizations with extremely limited budgets. The Colorado Historical Society is funded by the state of Colorado, while the other three organizations rely on admission fees, memberships, donations, and a variety of fund-raising events to support their operations. While most recognize the desirability of a unified, thematic approach to interpretation, there has been no

coordinated effort to accomplish this, and each organization does the best it can with limited revenue.

Georgetown Society, Inc.

At present the interpretive emphasis is on the Georgetown residential aspects. Guided tours are offered at the Hamill House, and guided walking tours of the town are available by special arrangement. The society publishes the "Guide to the Georgetown-Silver Plume Historic District," which maps walking tours of both Georgetown and Silver Plume. The guide provides an overview of the history of the historic district and brief discussions of the historic buildings. Other publications covering a variety of subjects about Georgetown and Silver Plume are available through the Georgetown Society.

People for Silver Plume, Inc.

This organization operates the George Rowe Museum in the old Silver Plume Schoolhouse in Silver Plume, but it has no interpretive program. The museum contains a melange of artifacts and photographs related to many aspects of the history of the area. Exhibits are homemade with no particular organization or sequence.

Colonial Dames, Colorado Chapter

Guided tours of the Hotel de Paris are given. A brochure describing the life of Adolphe Francois Gerard (Louis Dupuy) and his hotel is published by the Colonial Dames and provided for visitors taking the tour.

Colorado Historical Society

The reconstructed Georgetown Loop Railroad is owned by the state of Colorado but operated by a concessioner. Interpretation is provided aboard the train by the conductors, and an interpretive film is available in the Morrison Valley Center and Theater. The train stops at the Lebanon Mine and Mill Complex where visitors may stop and take a tour of the mine. The Lebanon Mine and Mill Complex is operated by the Colorado Historical Society.

Because it is operated by a concessioner, the Georgetown Loop Railroad must and does operate at a profit derived from admission charges. A percentage of the profit is turned back to the Colorado Historical Society. Tours of the Lebanon Mine and Mill Complex are operated by the Colorado Historical Society, and admission fees go directly to the society. Visitors may choose to both ride the train and take the mine tour (two separate admission tickets) or simply ride the train.

THE ALTERNATIVES AND THEIR ANALYSIS

INTRODUCTION

In order to meet the management, preservation, and interpretive needs of the study area's significant cultural, natural, scenic, and recreational resources, six basic alternatives were formulated. These alternatives range from no federal action to the creation of a national park system unit consisting of the Georgetown-Silver Plume Historic District.

Each alternative describes how management and operations would be accomplished, how the resources would be managed and interpreted for visitors, what future development would be undertaken, and what the estimated costs would be. An analysis of potential impacts on management and operations, resource management, interpretation and visitor use, and development is also included for each alternative.

Any future NPS involvement in the study area in the form of national park system unit designation, funding, and/or technical assistance, other than under existing programs, is subject to congressional mandate.

ALTERNATIVE 1: GEORGETOWN-SILVER PLUME GUIDE THEIR OWN DESTINY

DESCRIPTION

Implementation of this alternative involves the continuation of individual option and choice for the preservation, management, and interpretation of the character and cultural resources in the Georgetown-Silver Plume Historic District. This would be accomplished within the framework of existing local guidelines, ordinances, and regulations as well as those state and federal historic preservation laws that might affect designated national historic landmarks. The alternative emphasizes maximum local control over the future of Georgetown-Silver Plume. This is the no-action alternative.

Management and Operations

Management of the cultural properties in the historic district would continue under the various owners, as well as public and private entities that currently own and manage them subject to future property transfers by private individuals. Organizations include the Georgetown Society, Inc.; People for Silver Plume, Inc.; Colonial Dames of America, Colorado Chapter; and the Colorado Historical Society. Other lands and resources in the study area would be managed by present owners, including federal, state, county, city, and private interests. Mining operations on patented and unpatented claims would continue subject to existing local, state, and federal regulations.

Financial considerations would be of primary importance in the ongoing management of significant cultural resources in the Georgetown-Silver Plume Historic District. Local individuals and organizations would continue to work within funding constraints of existing federal, state, and local preservation programs. The Georgetown Society, Colonial Dames, and People for Silver Plume would continue appeals for funds to cover annual operating expenses and any new projects outlined in their organizational goals. Funds could be raised, as currently done, through the sales of handicrafts, literature, tours of the historic properties, and the sponsorship of special events and festivals. Other sources of financial assistance would include bequests and donations from local subscribers, individuals, and foundations. In addition, the communities of Georgetown and Silver Plume as well as the Colorado Historical Society would probably continue their support of specific cultural properties. Local preservation interests would continue to seek local as well as external assistance for future acquisitions, preservation activities, and operations.

Resource Management

Under this alternative, significant cultural resources within the historic district, such as the Hamill House, Georgetown Loop Railroad, and the Hotel de Paris, would continue to be preserved by individuals and local entities as they deem appropriate. The Colorado Historical Society would continue to reconstruct the Lebanon Mill as funding permits, but it is uncertain if any preservation work would be done at the Pohle House. Also, no apparent commitment has been made to restore privately owned properties, such as the Georgetown Public School, or other significant cultural resources.

Interpretation and Visitor Use


Visitors would continue to enjoy the restored historic properties in the two communities – e.g., Hamill House, Hotel de Paris, and Georgetown Loop Railroad – but without any comprehensive

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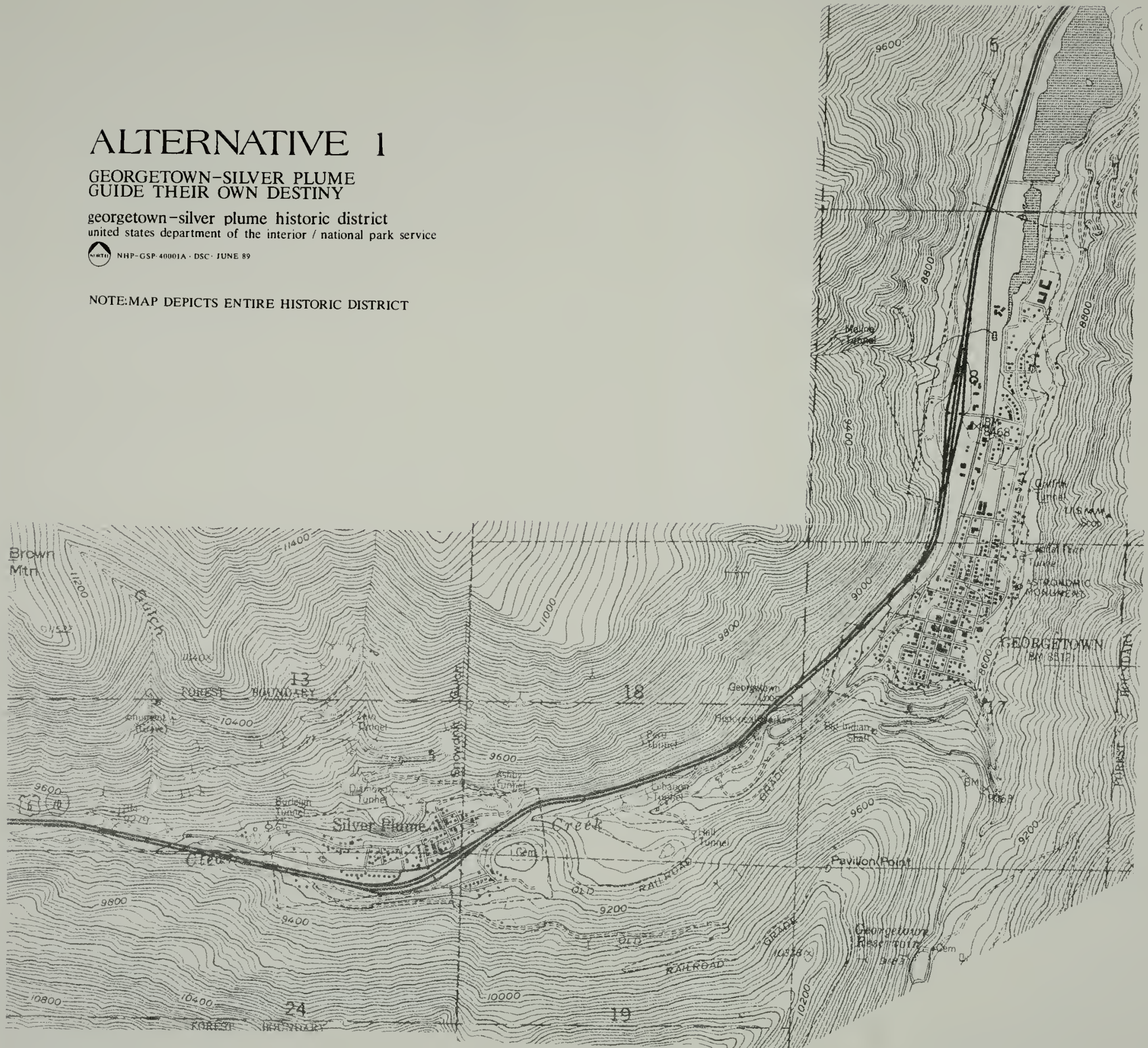
ALTERNATIVE 1

GEORGETOWN-SILVER PLUME GUIDE THEIR OWN DESTINY

georgetown-silver plume historic district
united states department of the interior / national park service

 NHP-GSP-40001A · DSC · JUNE 89

NOTE: MAP DEPICTS ENTIRE HISTORIC DISTRICT



interpretive programs. Also, many visitors would continue to be attracted by the special events such as the Fourth of July and Christmas Market, which showcase the communities during the year.

Interpretive services would continue to be conducted by individuals or entities as they deem appropriate for visitors to the two communities. Possible future cooperative arrangements between the U.S. Forest Service, Bureau of Land Management, Clear Creek County, and Georgetown might result in new walking trails in outlying areas.

Development

Further development would be subject to existing local ordinances, regulations, and plans. Based on past activities as well as existing plans and the recommendations stemming from the task force report, the two communities would probably try in the future to address the need for improved visitor facilities, orientation operations, and improved visitor circulation.

IMPACTS

No properties would be removed from the local tax rolls, and no private property owners would be displaced.

Community resources have been strained by the development and operation of key resources in the national historic landmark. Further outside assistance is uncertain at this time. Current funding might not permit enlarging the staff to properly administer and interpret the historic sites. The lack of an "umbrella" organization to guide and increase preservation activities would continue to hinder the two communities.

Constraints in private or public funding could cause a decrease in the basic maintenance of significant cultural properties. Impacts on cultural resources because of a possible lack of sustained revenues would include limited archeological and historical research. This would result in insufficient information to preserve and interpret Georgetown-Silver Plume's past, including not only its mining history but also its social and economic aspects. Adequate funding would not be available to complete the restoration of the Silver Plume school building or to complete the interpretive displays at the George Rowe Museum in this alternative. The Georgetown Public School would continue to deteriorate. As ridership increased on the Georgetown Loop Railroad, declines in paid attendance at the Hamill House and Hotel de Paris might continue or even escalate, adversely affecting future operating budgets.

Interpretation would continue on a piecemeal basis with no unified thematic approach; therefore, visitors would not get the complete story of the significant events, and most importantly, themes featuring the communities' past.

There would be minimal impact on the socioeconomic environment under existing management. Tourism would probably continue to grow as traffic volume increased on I-70, thereby generating increased sales tax revenues. Greater traffic volume on I-70 might lead to increased noise, visual, and emission impacts.

Despite local ordinances and land use controls, pressures might emerge to permit large-scale, incompatible commercial or housing development to enhance the tax base. Local preservation bodies might not have the financial or human resources to stem future deleterious developmental pressures.

Mining exploration and operations would continue subject to existing regulations.

COST ESTIMATES

No additional federal funds would be expended under this alternative.

ALTERNATIVE 2: GEORGETOWN-SILVER PLUME EMPHASIZE THEIR RECREATIONAL OPPORTUNITIES

DESCRIPTION

This alternative deals with the diverse influences that collectively guided the evolution of Rocky Mountain mining communities. The evidence of these formative influences endures today through the natural environment and the many historic structures in the study area. These tangible elements are the resources that portray and explain the story of the development of Georgetown, Silver Plume, and other such mining communities. The approach of this alternative would be unstructured and informal. Visitors would be able to conduct their own tour of the resources through a variety of separate recreational opportunities that are interwoven with the specific resources throughout the study area to tell the story of mining community development in the Rocky Mountains.

Under this alternative, the study area would be developed into the subunits of Georgetown, Silver Plume, the Georgetown Loop, and the surrounding natural environment. The various existing and potential historic and natural resources in each of the subunits would be interconnected by a network of pedestrian-oriented passive and active recreational opportunities. In turn, this network would connect to various historic or recreational developments adjacent to the overall study area. Visitors would be able to choose and pursue their recreational experience and at the same time be exposed to the variety of resources and interpretive information that describes this theme.

Management and Operations

Currently, several governmental entities are involved in the Georgetown-Silver Plume Historic District. Each municipality has taken the responsibility of preserving those things critical to the preservation of the district. The recreational/interpretive/natural resource aspect of the district, although mentioned in the community plans for both towns, is not really given the direction necessary to accomplish the goals set forth by this alternative. Several additional groups or committees exist that function within the district with goals similar to this alternative, but with expanded or restricted areas of concern. Those groups include the Saxon Mountain/Georgetown Lake Committee, Historic District Public Lands Commission, and Clear Creek County Recreation and Trails Committee. These groups coordinate and implement various recreation plans within the historic district [AMFTF].

Under this alternative, the National Park Service would not have a physical presence or funding responsibility in the study area, and would limit its participation to technical assistance provided under existing programs. Given the study area's size, the number of landowners and government or agency jurisdictions involved, and the potential to incorporate the study area with surrounding recreation facilities, a single responsible agency to oversee the development and operation of the Georgetown-Silver Plume study area would be desirable. The jurisdiction having common interest throughout the study area would be Clear Creek County, so there might be merit in establishing such an umbrella agency at that level of government. This commission or board could take several forms, but it should, at a minimum, be representative of the governments, agencies, foundations, organizations, and individuals having property interests in the study area that relate to recreation and tourism development. The commission or board should also have some managerial powers to schedule development work, seek funding, and regulate the facility. **The commission or board should establish recreation goals and guidelines for natural resource protection that would be uniform throughout the area [AMFTF].** Funding would most desirably be accomplished through user fees, bed taxes, sales tax, and donations. It is envisioned that the board members having vested interests in the success of this venture would donate their time to this effort.

Resource Management

The identification of existing and potential resources is the initial step in the development of the study area. Several of these have already been identified by the National Register of Historic Places and by current preservation efforts. Many significant resources have not had the benefit of a sponsor or sympathetic owner, and therefore face the risk of being lost to dilapidation and neglect. The preservation, protection, and restoration of historic, natural, and cultural resources are essential to the success of this alternative because it is these tangible examples of the mining history that will convey the interpretive theme(s) and reinforce the visitor's experience. These resources must be integrated into a cohesive unit or network, which, in this case, would be centered on recreation as the initial attraction of visitors to the study area.

Interpretation and Visitor Use

The overall theme of this alternative is to explain the evolution of mining towns in this region. The interrelationship of the various cultural, natural, and economic elements of such mining regions are tightly woven, giving rise to several subthemes as one reviews the history and development of the area. Suggested themes would include the following:

Natural Environment

- Geology

- Botany

- Zoology

Local History

- Cultural Evolution

- Social Evolution

- Economic Growth and Development

Mining and Its Effects on the Environment

- Natural Environment

- Social Environment

- Cultural Environment

- Economic Environment

The orientation of the visitor would be accomplished by way of interpretive signs throughout the study area. The emphasis would be to provide a pedestrian-oriented experience that would link the various resources using a variety of active and passive recreational opportunities designed to attract a cross-section of visitors. The visitor would be exposed to the full range of features and history provided by the study area based on his/her particular selection of recreational activities. Explanatory signs and maps would be incorporated with the more "conscious" visitor pursuits such as shopping, hiking/backpacking, sight-seeing, fishing/ice fishing, organized tours, photography, bicycling/mountain bicycling, horseback riding, picnicking, mountaineering, bird-watching/wildlife viewing, or even cross-country skiing throughout the study area [AMFTF]. Other recreational opportunities – tram rides, scenic or wildlife overlooks, and local and cultural events – could be developed and presented at historically significant sites throughout the area and supported by interpretive signs. Emphasis would be placed on the mining heritage here, but it should also relate to the surrounding mine development areas, including both boom towns and ghost towns, which were equally or more significant in the area's growth and history.

22-01

(The following text is extremely faint and largely illegible due to extreme blurring. It appears to be a series of handwritten notes or a document page.)

ALTERNATIVE 2

GEORGETOWN-SILVER PLUME EMPHASIZE THEIR RECREATIONAL OPPORTUNITIES

georgetown-silver plume historic district
united states department of the interior / national park service

NORTH NHP-GSP-41003A-DSC-JUNE 89

* HIGHWAY INTERCHANGE

NOTE: MAP DEPICTS ENTIRE
HISTORIC DISTRICT

RECREATION

- TRAILS
- MINING INTERPRETATION
- SCENIC OVERLOOKS
- WILDLIFE OBSERVATION

SILVER PLUME

- PERIPHERAL PARKING
- VISITOR ORIENTATION
- HISTORIC BUSINESS DISTRICT
- INTERPRETATION
- RESIDENTIAL

RECREATION

- TRAILS
- WILDLIFE OBSERVATION
- SCENIC OVERLOOKS
- LAKE
- SCENIC ROADS
- FISHING

RECREATION

- TRAILS
- WILDLIFE OBSERVATION

CONTEMPORARY GEORGETOWN

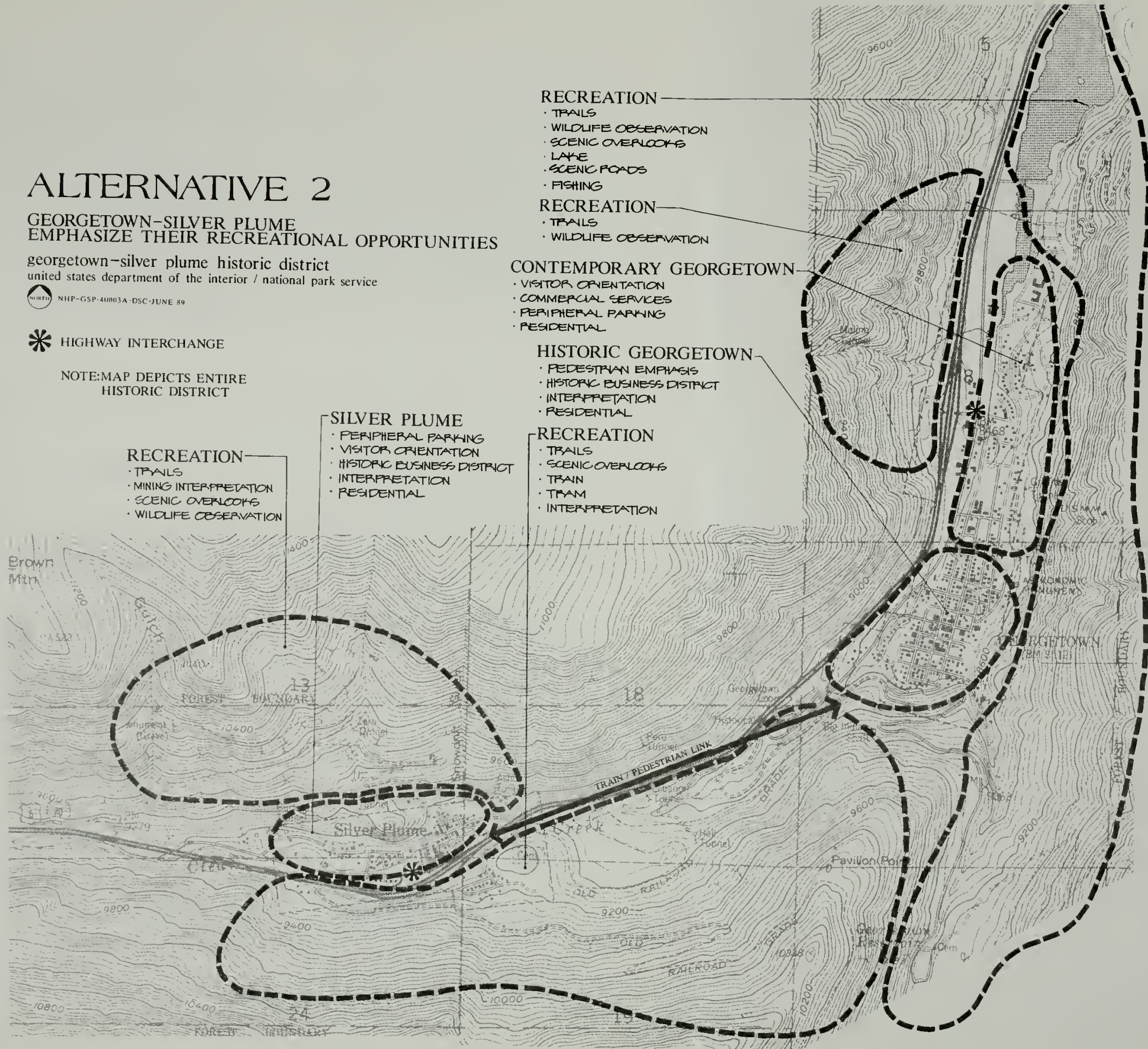
- VISITOR ORIENTATION
- COMMERCIAL SERVICES
- PERIPHERAL PARKING
- RESIDENTIAL

HISTORIC GEORGETOWN

- PEDESTRIAN EMPHASIS
- HISTORIC BUSINESS DISTRICT
- INTERPRETATION
- RESIDENTIAL

RECREATION

- TRAILS
- SCENIC OVERLOOKS
- TRAIN
- TRAM
- INTERPRETATION



Development

Several facility deficiencies would have to be addressed to successfully implement this alternative. Access to the study area is good (via I-70), but circulation within the towns could be improved. Infrastructure elements such as water and sewer system capacities, parking facilities, and additional site furnishings such as benches, lights, trash containers, drinking fountains, and public toilets would also require installation or improvement. Based on the pedestrian-oriented concept, there would be a need to provide trail and walk routes through the area, improve existing park facilities, and provide visitor contact stations. Reconstruction of some historic facilities such as the Silver Plume Tram and the Silver Plume Pavilion might be desirable, along with newer facilities such as cross-country ski trails and wildlife viewing platforms. Safety should be of primary importance under this concept of primarily self-guiding tours. An inventory of mine shafts, tunnels, and adits must be conducted and steps taken to seal these openings for visitor safety. In the towns, flood control measures might be required to protect residents, visitors, and resources. Attention must be given to accessibility by the handicapped, and some modifications of existing curbs, walks, and building entries would be necessary to accomplish this.

IMPACTS

No properties would be removed from the local tax rolls, and no private property owners would be displaced.

The costs of facility development would be borne locally through private funding, donations, fees, or such avenues as benefit districts.

Vehicular traffic locally, both in the towns and on I-70, would likely increase, dictating that future improvements to circulation systems, including I-70, be undertaken sooner than anticipated.

Vehicular noise would likely increase, as would noise from the loop railroad, if visitation increased as a result of the improvements proposed under this alternative.

There would be less residential privacy, especially in the historic neighborhoods, because of increased pedestrian traffic. Options on self-guiding tours and recreational activities would open the entire district to visitors, to the potential detriment of local lifestyles.

Expanded recreational opportunities would appeal to a broader segment of the tourist population, increasing both visitation and tourist spending, and thereby increasing local and county governments' shares of sales tax revenues.

Employment opportunities would be created at a variety of levels under this alternative, including seasonal and permanent maintenance and service jobs, construction, and rehabilitation of facilities.

Greater demands would be placed on public facilities and utilities, including an increased need for water and sewer capacity, more and better sidewalk and street routes, parking areas, parks, public restrooms, traffic signals, and police protection.

Opportunities would be enhanced for the creation of "spin-off" or support businesses such as tours, restaurants, and ski rentals, which would broaden the local business community and provide a stronger foundation for the continued development of the study area facilities.

Creation of another layer of bureaucracy at the county level might cause some resentment locally, since the county would now be directly involved in raising, controlling, expending, and

administering funds in an area where they have had little influence, interest, or impact in the past. This might be construed as an encroachment by the private preservationists who have already invested heavily in the area's historic properties.

Liabilities arising from the more dangerous aspects of the study area, such as open mine shafts, might drive up the cost of liability insurance for the governments in the district. This would also bring up the question of what party would have overall responsibility for any accidents that might occur in the district. Would it be the individual property owner on whose grounds the accident occurred, or would it be the entire district's responsibility, through their management board and the county government?

Maintenance costs throughout the historic district would increase as a broader range of facilities are brought into the system. This would place a continuous drain on revenues generated and fees paid, making it continually harder to stretch the money to cover all the necessary maintenance. It is likely that a saturation point in recreational offerings could and would be reached under this concept, and that all programming and development should be undertaken with this potential in mind.

Mining exploration and operations would continue subject to existing regulations.

COST ESTIMATES

No additional NPS funding would be expended under this alternative. The U.S. Forest Service and the Bureau of Land Management might be requested to make additional expenditure of funds as well as state, county, and local government agencies.

ALTERNATIVE 3: GEORGETOWN-SILVER PLUME INCREASE THEIR ECONOMIC VIABILITY

DESCRIPTION

This alternative would attempt to capitalize on the distinctive resources of the Georgetown-Silver Plume area to attract an increased level of recreation visitors and expenditures to the communities. Economic development and diversity would be encouraged, while preserving cultural and historic resources at the highest possible level of integrity. The study area's economic potential would be maximized through the use of some of the existing historic structures for commercial purposes, as well as through the development of new appropriate and compatible enterprises. This alternative would be largely dependent on entrepreneurship and innovation from private individuals and groups. A fundamental consideration that would pervade all potential plans and actions that might stem from this alternative is the perpetuation of the unique and special quality of life currently enjoyed by residents in the study area. Depending on the success of the private ventures within the study area, this alternative could be expected to provide a major stimulus for the economic revitalization of Georgetown and Silver Plume.

Management and Operations

The management of specific facilities and resources under this alternative would be largely the responsibility of private individuals and groups. There would be no NPS presence in the study area, although the agency could provide funding and technical assistance within the limits of existing programs, such as the National Historic Landmarks Fund, grants-in-aid program, and HABS/HAER recording.

A Board of Economic Development and Resource Preservation would be established to coordinate and oversee activities relating to the attraction of business and tourism to the communities, as well the protection of the area's historic, cultural, and natural resources. The board could consist of between five and fifteen individuals who would be selected from government agencies, the business community, preservation organizations, and private citizens [AMFTF]. Responsibilities of the board might include the following:

- Monitor the availability of funds from government and other sources that could be used to advance historic preservation, tourism, or economic development. When appropriate, the board could initiate the application process for such funds.

- Monitor the proposals and actions of the public and private sectors to ensure that all initiatives are compatible with established comprehensive land use and resource preservation guidelines.

- Communicate and coordinate with government agencies such as the Colorado Tourism Board, the Economic Development Agency, and the Department of Housing and Urban Development on matters relating to the concerns of Georgetown and Silver Plume.

- Actively seek to identify and attract businesses and private interests who could provide a positive impact on economic or preservation activities.

Resource Management

Resource management strategies under this alternative would be designed to encourage recreationists to visit Georgetown and Silver Plume and to remain there for extended periods of time. The resources of the study area would be managed to instill in visitors the perception of the study area as an enjoyable place to visit on a regular basis. Several tactics might be employed to achieve this goal.

The rehabilitation and adaptive reuse of selected historic structures for commercial purposes would be encouraged. In addition, historic resources that have been destroyed could be reconstructed to expand the range of visitor options. Any potential adaptive reuse would adhere to the preservation and design standards as established by the local communities. The design of historic buildings that are to be reconstructed would be carefully researched to ensure their authenticity as compared to the original structures. Original site locations would be used wherever possible.

An initiative would be implemented to encourage nationally known companies to locate franchises in the study area. Local individuals would be eligible to compete for these franchises. Such businesses, which would provide products or services required by the average traveler and recreationist, would be promoted in ways that would tend to attract motorists off I-70 and into the communities. The franchises would be required to locate in rehabilitated or compatible-appearing buildings within the historic district. Parking space for the establishments would be designed to not intrude on the historical ambience of the towns. By locating such businesses within the historic district, the I-70 motorist who was unfamiliar with the area would be exposed to the resources of Georgetown and Silver Plume. This exposure should encourage a portion of the motorists to explore the district before returning to the freeway, or to return to the area another time. The development of franchise businesses near the freeway interchange and at locations outside the historic district would be discouraged or prohibited, as this would not tend to stimulate exploration of the communities.

An aggressive marketing campaign would be implemented to promote the Georgetown-Silver Plume area as a viable and interesting alternative for the expenditure of leisure time and money. Special target markets for the campaign would be the Denver metropolitan area and the greater Rocky Mountain region. Other target groups would include those with a special interest in the history of the western United States, the mining industry, or railroading. The study area would be promoted in regional newspapers, general interest magazines, and possibly on local radio or television. Other target markets could be reached through advertisements and articles in magazines and newsletters that are popular with members of the special interest groups named above. Additional promotions could be mailed to individuals whose names can be obtained from the mailing lists of historical societies and clubs. Promotional literature would be published and then distributed through regional chambers of commerce, tourism agencies, hotels, restaurants, and recreational facilities [AMFTF]. Literature would also be provided to travel agents and tour guides, as well as to professional educators of all levels.

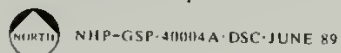
Cooperative marketing agreements should also be pursued with other regional recreation facilities and attractions to include information on Georgetown-Silver Plume in their promotional activities. Every effort should be made to get materials on the study area included in the information/orientation packets for conferences, retreats, and special events that are held in Denver and in surrounding mountain communities.

The local business community would be encouraged to develop programs that would both complement and expand on the formal marketing program as outlined above. Businesses might wish to consider subsidizing a portion of the preservation and operating costs of local historic properties

ALTERNATIVE 3

GEORGETOWN-SILVER PLUME INCREASE THEIR ECONOMIC VIABILITY

georgetown-silver plume historic district
united states department of the interior / national park service



* HIGHWAY INTERCHANGE

NOTE: MAP DEPICTS ENTIRE
HISTORIC DISTRICT

SILVER PLUME

- PERIPHERAL PARKING
- VISITOR ORIENTATION/SERVICES
- RESIDENTIAL
- SPECIAL CULTURAL EVENTS
- OVERNIGHT LODGING

RECREATION

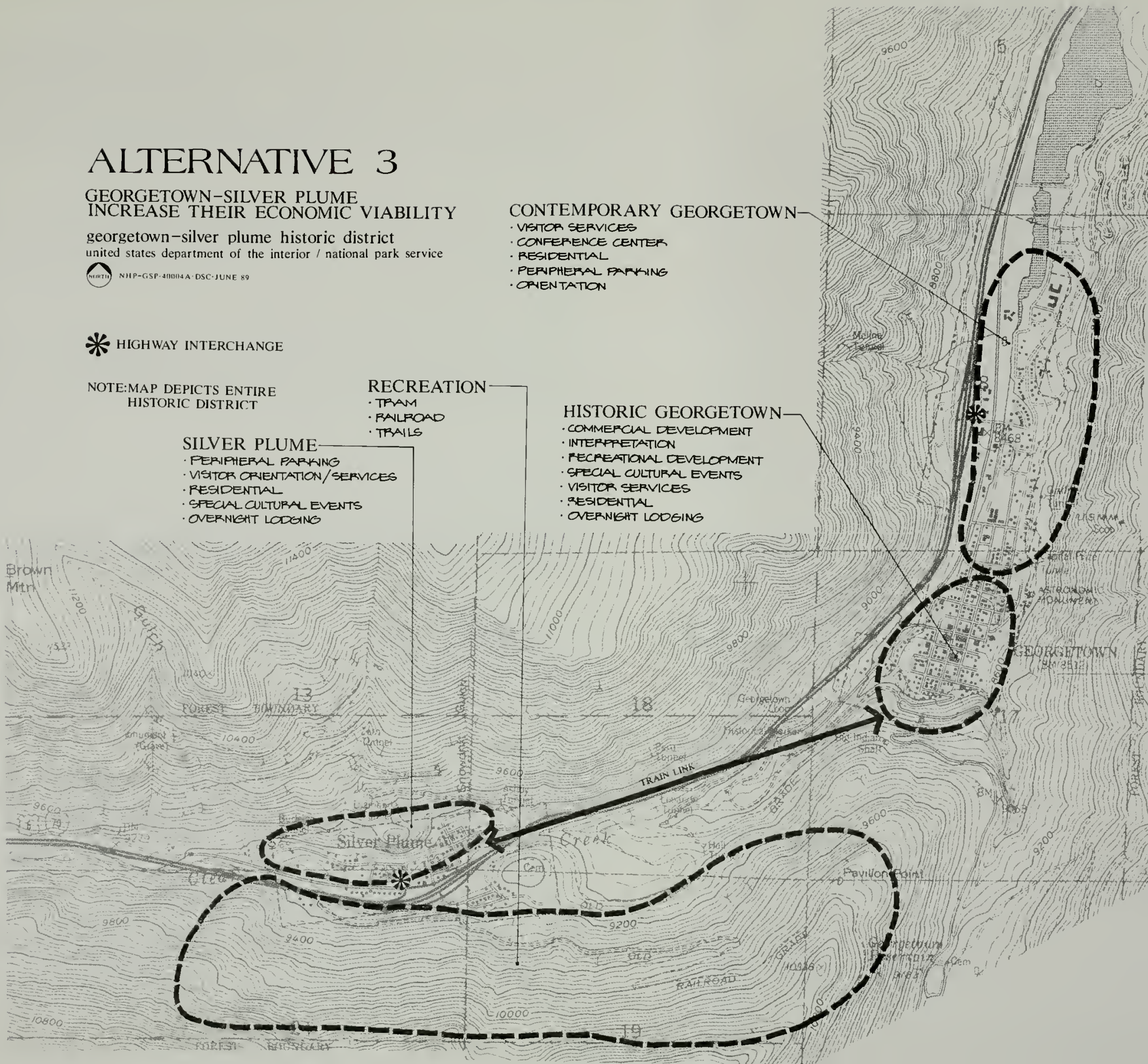
- TRAM
- RAILROAD
- TRAILS

CONTEMPORARY GEORGETOWN

- VISITOR SERVICES
- CONFERENCE CENTER
- RESIDENTIAL
- PERIPHERAL PARKING
- ORIENTATION

HISTORIC GEORGETOWN

- COMMERCIAL DEVELOPMENT
- INTERPRETATION
- RECREATIONAL DEVELOPMENT
- SPECIAL CULTURAL EVENTS
- VISITOR SERVICES
- RESIDENTIAL
- OVERNIGHT LODGING



in order to lower admission fees. Businesses might also wish to sponsor more special events such as the Christmas Market to attract more visitors to the communities.

The operators of historic properties should consider developing discount admission packages to their facilities. Admission discounts for senior citizens and large groups should also be considered.

Interpretation and Visitor Use

The principal interpretive theme that would be emphasized under this alternative is the importance of business and tourism in the evolution of the Georgetown-Silver Plume area. Mining, cultural heritage, social life, natural resources, and other topics would be interwoven within the principal emphasis as important subthemes.

The villages of Georgetown and, to a lesser extent, Silver Plume were once an important commercial hub and service center of an extensive Rocky Mountain mining district. A comprehensive selection of merchandise from all over the nation was available in the communities. As the supply and demand for silver and other minerals began to decline, the need for the goods and services of support businesses also waned. Business establishments began to close as the fickle prosperity of the mining industry moved on to the next boom town. Soon, the only commercial enterprises that remained were those few that were necessary to support the remnants of the once-burgeoning population.

Although mining had been the historical mainstay of Georgetown and Silver Plume, private entrepreneurs quickly developed initiatives to capitalize on the extraordinary scenic beauty of the area, as well as the inherent intrigue of a 19th-century western mining town. Recreational rail excursions originated in Denver and transported tourists to Georgetown and on to Mt. Evans. Numerous hotels and rooming houses provided accommodations for tourists from Colorado's Front Range, the United States, and Europe. The efforts of these early travel agents were embellished by journalists and artists who romanticized the mountains, the Indians, and even the hardships of life in a mining town.

The orientation of visitors to the resources and heritage of Georgetown and Silver Plume would be accomplished through a multifaceted interpretive program. Informational and interpretive signs and displays would be erected throughout the study area. Both guided and self-guided tours of the historic district would be offered. Special cultural events that are relevant to the historic culture of the communities would be presented on a regular basis.

Development

As the economic vitality alternative would likely spur new development, both communities would need to assess the adequacy of current land use controls and resource protection mechanisms. The communities should evaluate long-range protection goals in consideration of the elements of the alternative. Current comprehensive land use and resource protection plans might require revision to ensure the preservation of historic assets and the perpetuation of the unique quality of life.

The types of development that might be associated with the implementation of this alternative are many and varied. The attraction of nationally known franchises could manifest itself in the form of dining and/or lodging establishments. Some of these businesses might be able to locate in rehabilitated historic structures. Local property owners might wish to consider converting privately owned residences to bed-and-breakfast inns.

Among the several types of museums that could be considered for development by both the public and the private sectors are the following:

A *general theme* museum could interpret all aspects of the history of the study area. The museum would complement the programs currently being provided by facilities such as the Hamill House and Hotel de Paris.

A *mining museum* could be developed to depict the history of ore and mineral extraction in the Georgetown-Silver Plume area. The theme of such a museum might even be expanded to include the history of mining in Colorado. In addition to traditional displays and audiovisual media presentations, a mining museum might include see-and-do activities for the visitors (e.g., panning for gold). The museum could integrate its programming with the tours that are currently being offered at the Lebanon Mine complex to provide recreationists with a broader educational opportunity.

A *wax museum* or similar facility might be designed to tell the story of the study area in a style featuring integrated educational displays, including historic artifacts, life-like human statues, and scenic dioramas.

A *railroad museum* might be established featuring the artifacts pertaining to the style and content of the local area railroads located in the former Colorado and Southern Railway Station. A locomotive and car exhibit could be placed just outside the building. Although there is a good railroad museum with national recognition in Golden, the possibility of a narrowly focused museum related to transportation in the district and surrounding mining areas has promise. It would be a complement to the Loop Railroad and would use the historic Colorado and Southern Railway Station itself [AMFTF].

Other recreational developments might include the reconstruction of the aerial tram that formerly ascended Leavenworth Mountain and the reconstruction or adaptive reuse of the Argentine Central Railroad right-of-way.

The communities could also consider the construction of a small conference/retreat center. It could be a separate development, or it could be combined with a visitor information center, an existing motel or restaurant, or a future motel or restaurant.

The increase in visitation that would be expected to accompany the implementation of this alternative would require several modifications and additions to the current physical infrastructure of the communities. To mitigate the effects of an increase in intracity traffic volume, peripheral visitor parking would be encouraged. This would require the construction of a parking facility on the outskirts of the historic district. Sidewalks and/or trails would be constructed for those visitors who chose to walk through the communities. A shuttle system would need to be provided for those individuals who are mobility impaired or who prefer to be transported to various attractions [AMFTF]. Consideration could be given to re-creating period vehicles for use as shuttles.

Other visitor facilities and conveniences that would have to be added or improved include public restrooms, drinking fountains, orientation signs or kiosks, trash receptacles, benches, and lighting [AMFTF]. The capacities of water and sewer systems might also need to be expanded. All development should be aware of the needs of the handicapped.

Finally, an increase in the level of commercial and recreational developments might result in an increase in the population of the study area, necessitating additional housing opportunities (both single family and multiunit dwellings), which would create more congestion in the area.

IMPACTS

Implementation of this alternative would have several impacts on the communities of Georgetown and Silver Plume. The most obvious impact would be an increase in the level of recreation visitation and the attraction of new businesses. In addition, this alternative would allow Georgetown and Silver Plume to help determine and plan for growth and the direction of their future.

No properties would be removed from the local tax rolls, and no private property owners would be displaced.

Historic and cultural resources that are currently being subjected to varying degrees of neglect and degradation would be preserved and enhanced. Adaptive reuse of historic structures would facilitate their preservation and upkeep. The coordination activities of the Board of Economic Development and Resource Preservation would serve to diminish the unnecessary duplication of efforts on the part of the various preservation groups. The costs associated with the rehabilitation and maintenance of historic structures would continue to be a significant consideration in the budgets of local governments and preservation organizations. However, a portion of this burden could be assumed by the local business community in the form of subsidies. Further, businesses that were housed in historic structures would assume responsibility for the protection of those facilities.

Implementation of this alternative could result in a number of significant fiscal impacts on the study area. An expanded commercial base, combined with an expected increase in tourism, should serve to create economic growth in the communities. As the National Park Service would not maintain a presence in the historic district, there would be no purchase or condemnation of property by the federal government. Thus, no land would be removed from the county's tax rolls. The rehabilitation of historic buildings, as well as the construction of new buildings, could generate short-term economic benefits associated with construction-related activities. The establishment of new commercial enterprises might also require the rezoning of some lands. This rezoning might be accompanied by a modification of assessment on the land, possibly causing property or tax values to rise or fall.

The attraction of new businesses to the study area could result in the creation of new jobs in the study area. This would also add to the economy, while potentially reducing the unemployment rate of Clear Creek County.

An increase in the number of business establishments and the volume of recreation visitation would likely require improvements to the infrastructure of both Georgetown and Silver Plume. These improvements would require an initial capital outlay, but should be offset in the long term by an increase in tourism expenditures. An increase in tourism might also require the hiring of additional civil servants (police officers, street maintenance workers, etc.) to ensure that community services are maintained at appropriate levels. The increase in tourism might also lead to further traffic congestion and circulation difficulties.

An increase in visitation to Georgetown-Silver Plume could contribute to additional traffic volume along I-70, although any amount should be largely negligible. An increase in recreational use could also cause some unpleasant incidents such as trespass and vandalism. Problems such as these can often be diminished by effective interpretive programs, which can create a respect for resources and mitigate many of the negative impacts that are often associated with visitor use. Further, interpretation would enhance the visitor's understanding of the resources and heritage of the study area. To reduce the risk of liability and tort claims, the infrastructure of the communities, as well as any facilities that might tend to attract recreational use, should be carefully evaluated to identify and correct any conditions that could present a danger to visitors.

The current lifestyle of the communities could be modified by an increase in visitation. The initiatives proposed under this alternative have the possibility of creating population growth, increasing the demand for housing and the enrollment of the school system.

Implementation of this alternative could increase noise and air pollution in the study area. A resurgence in mining activities could potentially degrade the visual quality of the area. Mining also has the potential, if not properly monitored, to cause negative impacts on water supplies and other natural resources in and around the communities. There should be no significant impact on the wildlife in the study area.

Minilng exploration and operations would continue subject to existing regulations.

COST ESTIMATES

No additional federal funds would be expended under this alternative.

ALTERNATIVE 4: GEORGETOWN-SILVER PLUME BUILD ON THEIR PAST

DESCRIPTION

The roots of Georgetown and Silver Plume are firmly planted in silver mining. With the demise of silver mining the roots did not die – they simply lay dormant for awhile, waiting to provide nourishment to the people who love the small town way of life and the beauty of the Rocky Mountain setting. The people of Georgetown and Silver Plume have adjusted and found new ways to sustain their coveted lifestyle without losing their understanding and love of the past that shaped their towns. This alternative proposes to sustain this dynamic way of life which reveres the past, lives in the present, and looks to the future.

Management and Operations

Management of the Georgetown-Silver Plume Historic District would continue at the local level. Local planning and review boards have been responsible for implementing zoning controls to preserve the historic setting of Georgetown and Silver Plume. They have also supported the efforts of individuals and organizations to obtain funding for historic preservation and to manage the historic landmark resources. Unfortunately, actions are often scattered because there is no comprehensive plan of action or a single body to coordinate efforts.

This alternative proposes that a foundation or commission be formed that is made up of a representative cross-section of townspeople, local and county governments, and any other affected groups or individuals. The responsibility of this group would be to consolidate and prioritize preservation needs and proposals for development, ensure that existing zoning controls are implemented, and ensure that available funding is applied to actions in a logical order.

Through a legislative effort, the National Park Service would provide a one-time funding in the range of \$500,000 to be applied to the most urgent preservation and use needs. These funds would be administered by the Park Service through the foundation or commission. Legislation would be required because the Park Service does not have the financial resources required to implement this alternative. The Park Service would also provide technical assistance upon request and within the framework of existing grants-in-aid programs. This alternative includes the option of the state's participation in providing all or a portion of the one-time funding assistance.

Resource Management

Preservation of cultural resources would be a high priority. The proposed foundation or commission would coordinate the preparation of an analysis of all cultural resources, their significance, and their condition. Resources would be prioritized on the basis of significance and need for treatment. Available preservation funding would then be allotted on the basis of this systematic analysis.

To maintain the present quality of life enjoyed by the residents of Georgetown and Silver Plume, measures to control development and population growth should be implemented. Zoning regulations now in effect would be continued and strengthened as necessary. Visitation, while welcome, would also be subtly regulated in order to sustain the ambience for which visitors come to the area and which is important to the well-being of the residents.

Natural resources are an integral part of the setting and the attraction of Georgetown and Silver Plume. Existing measures would be continued and strengthened to ensure the protection and conservation of these resources.

Visitor Use and Interpretation

People would be encouraged to visit Georgetown and Silver Plume. Through interpretation, visitors would have the opportunity to learn the history of the towns (historic district) and that these are dynamic, functioning towns. The people living here are proud of their heritage, love their way of life, and want to share it, but at the same time, they do not want it changed significantly and do not want to be looked at as a curiosity or an exhibit.

Orientation would be provided at the entrance to each town to inform visitors of the opportunities available, where to go, and to respect the privacy and property of the residents while enjoying the towns.

In order to fully develop the story of Georgetown and Silver Plume, the following interpretive themes or topics should be covered:

- Geology – primarily as it relates to the presence of commercial ores and topographic challenges to mining and settlement

- Natural environment – as it relates to sustaining settlement of the area; presence of basic needs (water, food, and building materials); its effect on the miners (isolation, beauty, and avalanches)

- Mining – discovery, development, processing; includes the interrelationship with nearby mining areas (Black Hawk, Central City, Idaho Springs, and Leadville)

- Mining Era**

 - Lifestyles of the miners

 - Social diversity

 - Ethnic composition and diversity

 - Absentee mine owners and backers

 - Individualism

 - Boom and bust periods

 - Transportation – trails, roads, and railroads

 - Effects of mining on the natural environment

- Community Development – past, present, and future**

 - Physical – commercial enterprises, homes, and schools

 - Social – activities

 - Tourism – attracted by the beauty of the Rocky Mountains, interest in mining, and the excitement of riding the Georgetown Loop Railroad

 - Lifestyle – changes, similarities, effects of development and tourism

Development

New visitor use facilities would be limited to those for daytime activities. Orientation facilities would be placed near the entrance to both Silver Plume and Georgetown, and peripheral parking and restrooms would be provided at each orientation facility. Adequate walkways would be provided

ALTERNATIVE 4

GEORGETOWN-SILVER PLUME BUILD ON THEIR PAST

georgetown-silver plume historic district

united states department of the interior / national park service



NHP-GSP-40002A-DSC-JUNE 89



HIGHWAY INTERCHANGE

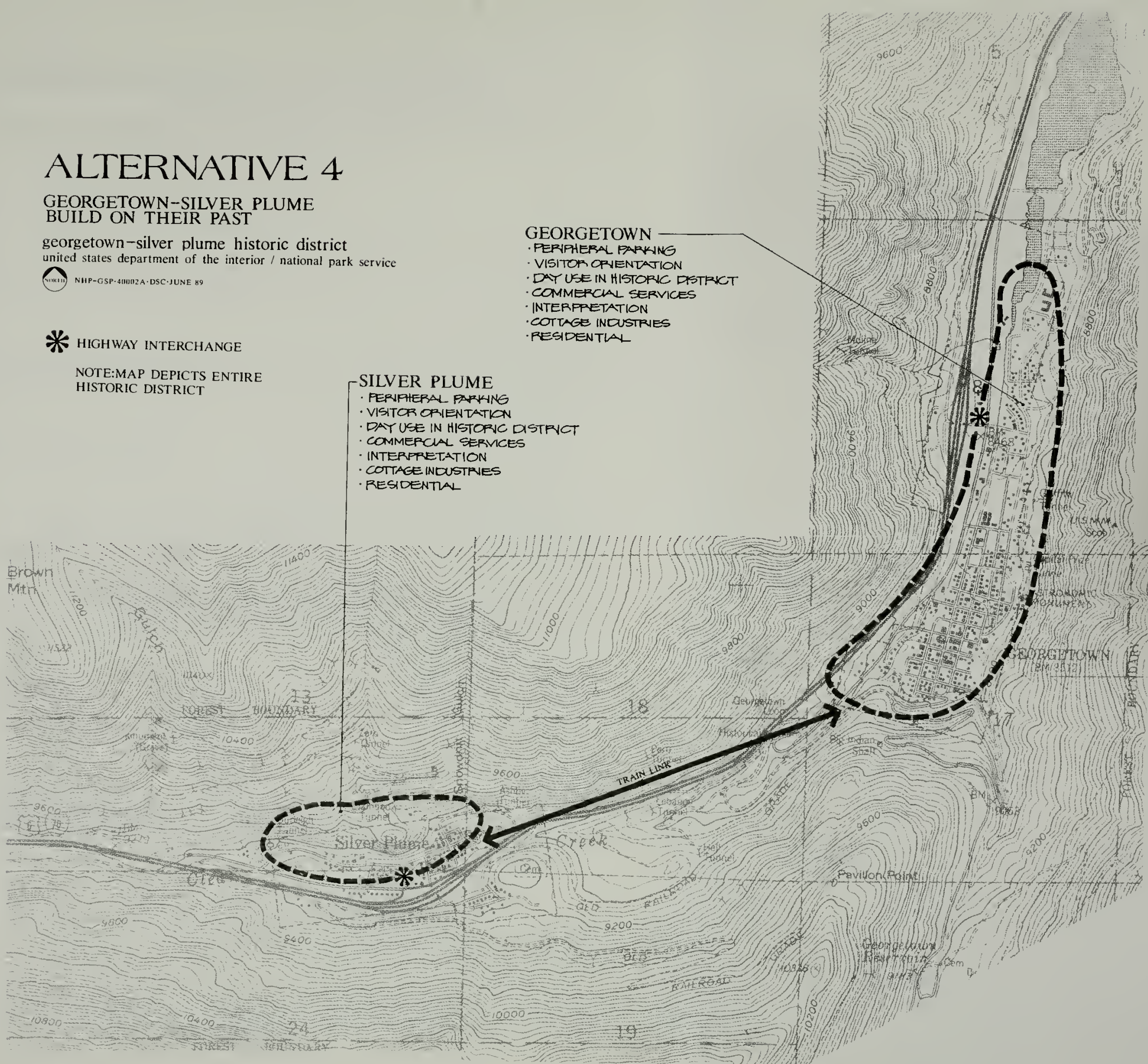
NOTE: MAP DEPICTS ENTIRE
HISTORIC DISTRICT

GEORGETOWN

- PERIPHERAL PARKING
- VISITOR ORIENTATION
- DAY USE IN HISTORIC DISTRICT
- COMMERCIAL SERVICES
- INTERPRETATION
- COTTAGE INDUSTRIES
- RESIDENTIAL

SILVER PLUME

- PERIPHERAL PARKING
- VISITOR ORIENTATION
- DAY USE IN HISTORIC DISTRICT
- COMMERCIAL SERVICES
- INTERPRETATION
- COTTAGE INDUSTRIES
- RESIDENTIAL



to encourage people to walk to and through the towns. Handicap access would be provided either through a shuttle system or by designating parking space in each downtown area.

Cottage industries such as crafts or other small-scale activities would be encouraged to increase economic diversity and community stability.

IMPACTS

No properties would be removed from the local tax rolls, and no private property owners would be displaced.

Establishment of a local commission or foundation would allow for autonomous management by all interested parties and provide a coordinated and cohesive approach to preservation, development, and interpretation.

One-time funding from the National Park Service would provide a good start to resolving preservation needs, but it might be difficult to obtain ongoing funding for preservation, development, and visitor services.

Prioritizing preservation needs would ensure that the most critical resources are given immediate attention as funds become available.

Regulating growth might limit opportunities for economic development of the communities.

Comprehensive interpretation would not only provide visitors with an understanding of the history of Georgetown and Silver Plume, but also instill the idea that these are living, dynamic towns and that property and privacy of the residents must be respected.

An increase in information and orientation might bring more visitors to the historic district, which in turn might increase problems of vandalism, noise, and congestion, and put additional strain on city services (water, sewer, police, and education). Effective interpretation as noted above would mitigate some of these effects.

Implementation of circulation and peripheral parking proposals would mitigate downtown congestion and parking problems.

Mining exploration and operations would continue subject to existing regulations.

COST ESTIMATES

Through additional legislation, funds would be made available to the National Park Service to provide a one-time grant in the range of \$500,000 to provide seed money for the foundation or commission.

ALTERNATIVE 5: GEORGETOWN-SILVER PLUME PRESERVE THEIR PAST WITH NATIONAL PARK SERVICE ASSISTANCE

DESCRIPTION

Implementation of this alternative involves the identification and preservation of the diverse cultural resources in the Georgetown-Silver Plume Historic District. This alternative would concentrate on those resources that represent the evolving Rocky Mountain mining activity and its supporting infrastructure. Visitor understanding and appreciation of America's frontier mining past would be enhanced. The development of the two communities from 1859 to the present would be emphasized and interpreted.

Management and Operations

Congress would designate the Georgetown-Silver Plume National Historical Park, which would be administered by the National Park Service. If this were to occur, the National Park Service would prepare a general management plan as well as other appropriate planning documents with full public involvement to determine specific needs for the newly authorized national park system unit.

NPS presence in the Georgetown-Silver Plume area would consist of a leased or purchased site from a willing-seller or donated to the National Park Service for administrative headquarters/visitor center and preservation/maintenance building(s). These activities might be housed in one or more structures. The minimum physical presence would be preferred with the fee simple acquisition of a site being used only as a last resort. This office staff might include at the maximum a maintenance crew, and interpretive, preservation, and administrative staffs.

The majority of park activities would be conducted by cooperative agreements with state, county, and local governments, private organizations and individuals, and other federal agencies. The National Park Service would provide technical and preservation assistance to maintain the cultural resources of the community based on a priority system that favors those structures listed on the national historic landmark form or individually on the National Register of Historic Places. Preference would be given to those preservation projects in which NPS funds could be supplemented by additional funding from state, county, and local governments, private organizations and individuals, and/or other federal agencies. Individual structures would remain under the various owners as well as public and private entities except for any that might be donated or willing-sold to the National Park Service [AMFTF].

Under this alternative, organizations such as the Colorado Historical Society, the Georgetown Society, People for Silver Plume, and Colonial Dames would continue as viable, active organizations. However, the National Park Service would spearhead the creation of a commission to coordinate the activities of these groups. This commission would also include representatives from local, county, state, and federal governments and the private sector. The purpose of the commission would be to coordinate all preservation efforts and to act both as a clearinghouse and fund-generating organization for community preservation efforts.

Management and Operations – Option A: The National Park Service would not participate in the establishment of a coordinating preservation commission; instead, this would be accomplished by existing agencies and organizations. The National Park Service would not take an active role in Georgetown-Silver Plume, and no NPS funds would be expended to preserve local resources. This

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ALTERNATIVE 5

GEORGETOWN-SILVER PLUME
PRESERVE THEIR PAST WITH
NATIONAL PARK SERVICE ASSISTANCE

georgetown-silver plume historic district
united states department of the interior / national park service



NHP-GSP-40005A-DSC-JUNE 89



HIGHWAY INTERCHANGE

NOTE: MAP DEPICTS ENTIRE
HISTORIC DISTRICT

INTERPRETATION

- TRAILS
- MINING

SILVER PLUME

- PERIPHERAL PARKING
- VISITOR ORIENTATION
- COMMERCIAL SERVICES
- INTERPRETATION
- PRESERVATION OF CULTURAL RESOURCES
- RESIDENTIAL

CONTEMPORARY GEORGETOWN

- VISITOR ORIENTATION
- PERIPHERAL PARKING
- RESIDENTIAL
- COMMERCIAL SERVICES

HISTORIC GEORGETOWN

- NPS HEADQUARTERS
- VISITOR CENTER
- INTERPRETATION
- PRESERVATION OF CULTURAL RESOURCES
- RESIDENTIAL

INTERPRETATION

- MINING
- GEOLOGY
- RAILROAD
- TRAILS
- TRAM



area would not be a unit of the national park system; instead, another federal, state, county, local, semiprivate, or private sector entity would accomplish the goals outlined in this alternative.

Management and Operations – Option B: The National Park Service would acquire on a willing-seller basis all cultural resources necessary to efficiently and effectively manage the Georgetown-Silver Plume National Historical Park. This would include, but not be limited to, resources listed in the national historic landmark nomination form and National Register of Historic Places.

Resource Management

This alternative involves the complete identification and inventory of cultural resources, including prehistoric and historic period archeological materials, within the Georgetown-Silver Plume Historic District – miner’s cabins, mill and smelter sites, roads, trails, and railroad beds. Once these sites and structures were identified, efforts would be undertaken to protect and preserve significant resources.

Currently identified resources such as the Hamill House, Georgetown Loop Railroad, and Hotel de Paris would continue to be managed by existing organizations unless they were donated to the National Park Service. In addition, these organizations could receive technical assistance and funding through cooperative agreements, legislative action, or existing programs, such as the National Historic Landmarks Fund, Historic Preservation Fund, and federal tax incentives. Preservation needs for the communities’ cultural resources would be prioritized in order to effectively and systematically protect individual resources in a comprehensive manner. Natural resources would be preserved to protect the visual and scenic quality that exists today in Georgetown and Silver Plume.

Interpretation and Visitor Use

Interpretive services would be coordinated to provide visitors with an understanding of the geological processes that resulted in the rich mineral deposits in the area and the subsequent exploitation of these resources by 19th- and 20th-century miners. In order to fully develop the story of Georgetown and Silver Plume, the following interpretive themes or topics should be covered:

Geology – describe the natural process that resulted in the precious ores and the variety of valuable minerals being deposited in the valley of Clear Creek.

Natural Environment – describe the natural resources (water, food, and building material) and how this contributed to the development of the mining district. Also describe the effects of isolation, natural beauty, and natural threats (i.e., avalanches) on the people that lived and worked in these communities.

Mining – describe the discovery, development, and processing of minerals in the Rocky Mountain mining community, including the interrelationship between all the mining communities in Colorado.

Other Aspects of Mining Frontier – discuss social and economic aspects of the miners, mine managers, and mine owners. Describe the ethnic diversity of the mining community and the contributions of each ethnic group to the growth and development of the two mining communities. Describe the development of the business community that provided support for the mining development along with the creation of a transportation system of roads, trails,

and railroads that opened the mines to the commercial markets. Describe the role of individuals and corporations in the development of mining industry along with the economic growth and decline of the industry. Describe the effects of mining on the natural environment.

Visitors would be encouraged not only to visit the major attractions like the Georgetown Loop Railroad, Hotel de Paris, and Hamill House, but also lesser known resources in the area and other Colorado mining communities in the region. This could take the form of walking tours and interpretive talks.

Orientation would be provided at the entrance to each town where the visitor would be informed of the various opportunities available and the need to respect the privacy and property of the residents while enjoying the towns.

Development

The park boundary would consist of the present national historic landmark designation. Because only little or no land would be purchased by the National Park Service, cooperative agreements with other managing agencies would be necessary to protect the resources. Visual easements and existing and possibly new zoning restrictions would be used to protect the historic scene.

Federal funding would be used mainly for the preservation and restoration of extant cultural resources in the historic district. No funds would be used for reconstruction of structures and features that no longer exist.

Orientation facilities would be developed near the entrance to Georgetown and Silver Plume from I-70. The administrative headquarters/visitor center and preservation/maintenance building(s) might be located in historic structures adaptively used or as part of the orientation facilities. Parking and restrooms would be provided at each orientation facility. Handicap access would be provided either through a shuttle system or by designated parking spaces near the cultural resources. A trail system would be developed using the historic alignment of the Argentine and Central Railway, Colorado and Southern Railway, and other historic transportation routes.

Development Option A: The feasibility of locating and restoring the Georgetown Railroad Station (if extant) for use as a visitor center would be studied. The feasibility of having the Georgetown Loop Railroad extended to the historic station would also be studied. In addition, a study could be conducted on the feasibility of restoring the historic tram system.

IMPACTS

The historic district and national historic landmark would receive better, more effective preservation and protection than under existing conditions.

Visitors would gain a greater appreciation and understanding of the area's heritage and the role of Georgetown and Silver Plume in the broader context of U.S. history.

The identification of currently unevaluated cultural resources such as archeological materials would lead to their protection and preservation for future generations to appreciate. Funding for the cultural resources of the two communities would be greatly enhanced.

If this alternative were implemented, the costs and annual allocation of funds for a Georgetown-Silver Plume National Historical Park would divert limited NPS funds from existing parks that contain similar resources and prove a continual drain on these funds. This would also obligate valuable federal human resources in terms of personnel and expertise to these communities for a long-term commitment.

If there were increased tourism to the area, local services (water, sewer, street repair, trash) could be marginally affected, thus requiring the upgrading of these services. A potential growth in visitation could affect the perceived "Georgetown lifestyle" by increasing the incidents of trespassing, littering, vandalism, and loss of privacy. These potential incidents could be mitigated by park interpretation and increased law enforcement. Air and noise pollution in the park could be slightly increased.

Increased tourism to the national historical park could bring additional dollars to the local economy and create new jobs and markets for local crafts, thereby providing a catalyst for economic growth and development.

This alternative would increase federal involvement in the community in that the government would take an active role in all aspects of community life affecting the Georgetown-Silver Plume National Historical Park.

There would be no impact on local tax roles if the option was selected that the National Park Service would only lease land or work through cooperative agreements.

This alternative would reduce duplication of effort by the various preservation organizations and be more cost-effective in raising funds for preservation work and in prioritizing preservation needs.

Generally, mining would be permitted within the national historical park where there are valid existing rights to the mineral estates, unless the government purchased all mineral rights in the area. The National Park Service would not purchase existing mineral rights, but would oppose the issuance of permits, leases, and claims – e.g., for further mineral rights.

COST ESTIMATES

In order to implement option B, Congress would appropriate to the National Park Service up to \$5 million for development and up to \$500,000 annually for staff and maintenance needs.

ALTERNATIVE 6: GEORGETOWN-SILVER PLUME USE THE PAST TO BUILD THEIR FUTURE

DESCRIPTION

Under this alternative, a select core area within each community would be restored and/or reconstructed and set aside as a museum "entity." With their heavy emphasis on interpretation through living history, these areas would be physically defined to interpret the expanse and extent of the types of businesses and services found throughout the respective communities during the mining heyday of 1859-93. The management goal would be to provide visitors an insight into the sights, sounds, smells, and overall environmental context and lifestyle found during this historic period. This approach would be primarily commercial in orientation using an area along Sixth Street in Georgetown and Main Street in Silver Plume. Existing residential neighborhoods and commercial areas outside the defined area would maintain their status quo. In addition, the railroad could be extended into town to interpret its significant historic role in a stronger manner.

Management and Operations

Under this alternative, management and operation of the area could be undertaken either by the National Park Service as a national historical park (with possible private concessions or leases) or by a private entrepreneur with no congressional designation. The goal under the former would be educational while the latter would be more commercial in nature. In either case, appropriate land and structures would be purchased for development as required.

A strong central entity would be required for ownership, development, and overall management to ensure economic vitality and a coordinated development/interpretive program. The state would retain ownership and current concession operation of the railroad.

Privately owned structures would be privately managed, provided they were consistent with management goals as outlined by mutual agreement.

Resource Management

This alternative would require the collection of all available documents, photographs, drawings, artifacts, and other research tools. A comprehensive archeological survey would be conducted. Authenticity and economic success in undertakings of this nature require extensive historical research and documentation. Existing buildings within the defined zone would be preserved and/or restored while missing historic structures on currently vacant (but historically developed) land would be reconstructed. Together, they would provide the visual backdrop for a restored city center. Businesses would operate within these structures to portray late 19th-century commercial and service industries. Many of these could be active undertakings as well as "museum" services.

Interpretation and Visitor Use

Living history would be the key interpretive element for this alternative. The interpretive objective would be the portrayal of Georgetown and Silver Plume's silver mining history, their growth and development, and commercial support systems. Architecture, the types of business enterprises and their products and/or services, people, and dress fashions would all contribute to this portrayal. Wayside exhibits throughout the core and outlying areas would interpret remaining structures.

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ALTERNATIVE 6

GEORGETOWN-SILVER PLUME USE THE PAST TO BUILD THEIR FUTURE

georgetown-silver plume historic district

united states department of the interior / national park service



NHP-GSP-40006A DSC-JUNE 89



HIGHWAY INTERCHANGE

NOTE: MAP DEPICTS ENTIRE
HISTORIC DISTRICT

SILVER PLUME

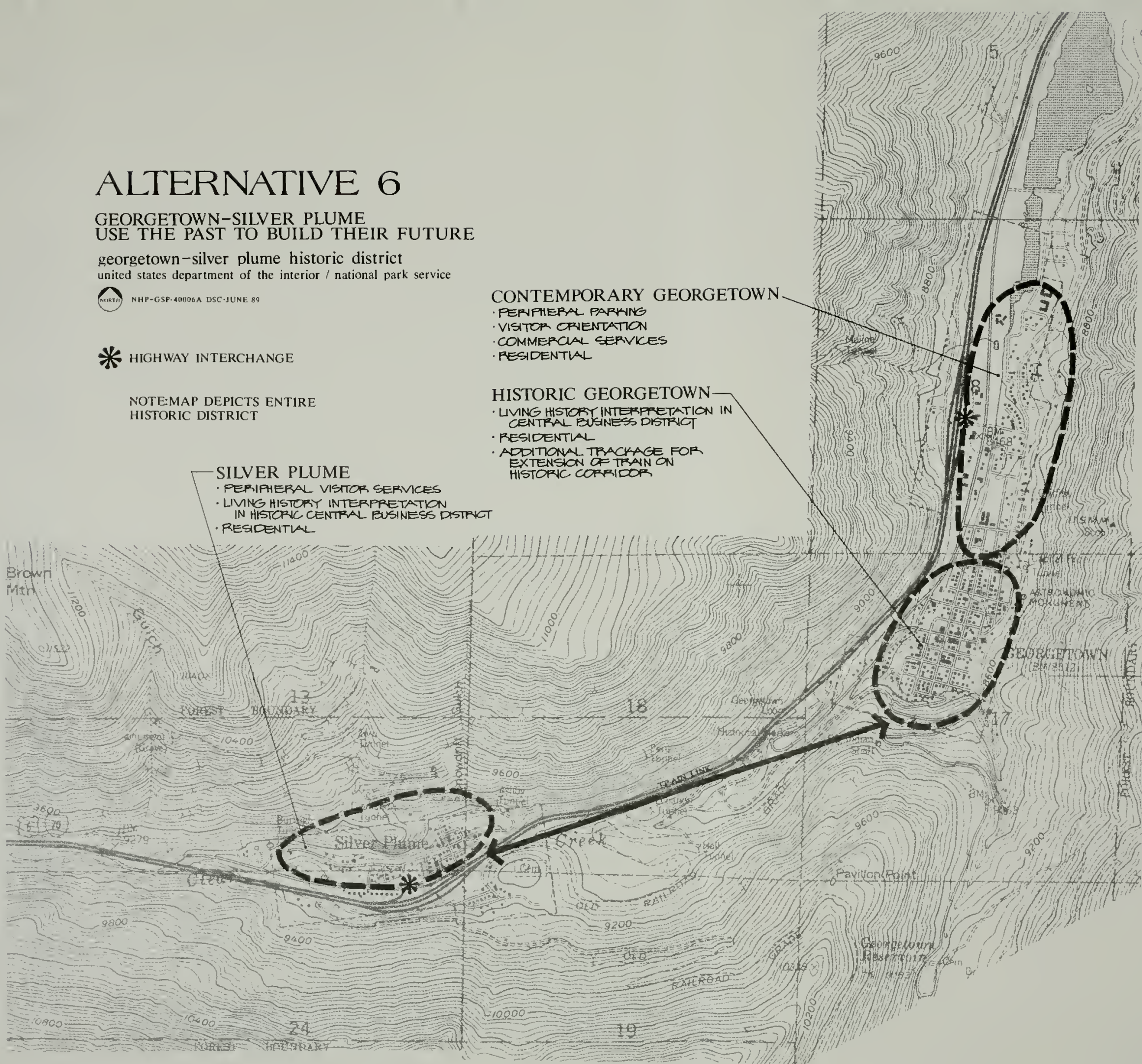
- PERIPHERAL VISITOR SERVICES
- LIVING HISTORY INTERPRETATION
IN HISTORIC CENTRAL BUSINESS DISTRICT
- RESIDENTIAL

CONTEMPORARY GEORGETOWN

- PERIPHERAL PARKING
- VISITOR ORIENTATION
- COMMERCIAL SERVICES
- RESIDENTIAL

HISTORIC GEORGETOWN

- LIVING HISTORY INTERPRETATION IN
CENTRAL BUSINESS DISTRICT
- RESIDENTIAL
- ADDITIONAL TRACKAGE FOR
EXTENSION OF TRAIN ON
HISTORIC CORRIDOR



Ongoing restoration and interpretive programs throughout the communities would be unaffected directly.

Interpretation of the railroad would further define the link between the railroad and the towns' development.

Development

The majority of development under this alternative would be concentrated in the core interpretive city center(s). Existing structures would undergo building preservation and/or restoration, while missing structures would be reconstructed as required. Together these structures would provide a re-created historic scene, sufficient in scope to meet the interpretive objectives. With the increased level of visitation, additional visitor support services would be required – remote parking, comfort stations, fountains, and trash collection. Additional trackage would be required for possible extension of the railroad into downtown Georgetown.

Development under this alternative would be coordinated with existing local review commissions, but because of reconstruction, would extend beyond the restraints of their current guidelines. Within the select areas, private ownership and development would be encouraged. Preservation efforts throughout the remainder of the towns would continue as they exist today with current review board authority.

IMPACTS

The overall impact of this alternative would be significant in that it would severely change the character and lifestyle of both communities. The trade-off would be one of giving up this lifestyle for one with a potentially higher degree of economic success.

A significant amount of local control would be lost – in both ownership and political clout – and a certain number of structures could be removed from the local tax rolls if the area was owned by the National Park Service. This would be offset by payment-in-lieu-of-taxes. Development of this alternative under private stewardship would remove no structures from the local tax base, but it would alter and possibly expand the revenue source for sales tax.

This alternative would ensure the preservation of local historic and cultural resources. The initial development efforts would provide additional construction-related jobs – jobs that would not inherently be filled entirely by local tradespeople.

The identification of currently unevaluated cultural resources such as archeological materials could lead to their protection and preservation for future generations to appreciate. Funding for the cultural resources of the two communities would be enhanced.

It is anticipated that this alternative would result in increased tourism and tourist industry related jobs in the service sector. There would be no major change in employment, but a shifting of existing employment patterns could result.

Generally, mining would be permitted within the national historical park where there are valid existing rights to the mineral estates, unless the government purchased all mineral rights in the area. The National Park Service would not purchase existing mineral rights, but would oppose the issuance of permits, leases, and claims – e.g., for further mineral rights.

COST ESTIMATES

If this alternative was undertaken by a private entrepreneur, there would be no cost to the federal government. However, if the National Park Service was responsible for implementation of this alternative, the cost could be up to \$10 million for development and \$1 million for operations and maintenance. Some of these costs could be recouped by the government if the Georgetown-Silver Plume Historic District became a fee collection area to be provided through congressional appropriation.

FUTURE STUDY - POTENTIAL NATIONAL HERITAGE CORRIDOR

Because of the interconnective nature of the mining frontier, one rush following on the heels of another, and because the mining frontier is well-represented in Colorado by five national historic landmarks, the feasibility of a national heritage corridor with noncontiguous units should be studied in order to assist local historic preservation efforts. The areas of consideration (all national historic landmarks) would include Central City-Black Hawk, Georgetown-Silver Plume, Leadville, Silverton, Telluride, and Cripple Creek.

Central City-Black Hawk and Georgetown-Silver Plume represent the first rush into the "Pikes Peak" country. After gold was discovered in 1859, the headwaters of Clear Creek were actively mined, and boomtowns arose, which became the prominent mining centers in the Rocky Mountains during the 1860s and 1870s. As these mining districts stabilized or declined, prospectors moved to new regions – in 1878 one group discovered the silver-lead lodes of Leadville, the single, richest mining region of the frontier West. During the 1880s Leadville became the largest mining camp in the West, and its smelters stained the sky, while producing refined silver. Profits from the mines paid for the construction of a Victorian town at the elevation of 10,000 feet and the political and amorous antics of bonanza kings like Horace Tabor. The wealth of Leadville stimulated further exploration and investment in mines; in the San Juan Mountains of southwest Colorado a series of silver and gold mining camps arose in the 1870s and 1880s, among them Silverton and Telluride. Optimists believed another gold strike would be found, and in 1892, in a cow pasture on the backside of Pikes Peak, cowboy Bob Womack stumbled upon gold – Cripple Creek, the last major strike, was discovered. The town of Cripple Creek boomed with a dozen major mines, four railroads, and a district population of 40,000 by the turn-of-the-century.

As the mines were exhausted, the mining communities declined to mere shadows of their former glory. Recent trends for the preservation of the towns have met with mixed success. Where Georgetown, Central City, and other communities have restored select buildings by private effort, much remains to be completed, either through technical assistance and direct grants-in-aid or through private and public efforts. A mechanism is needed to foster preservation of the landmarks that commemorate the American mining frontier. A national heritage corridor could be the vehicle for furthering preservation efforts.

APPENDIX / BIBLIOGRAPHY / STUDY TEAM

APPENDIX: SIGNIFICANT STRUCTURES AND FEATURES IN THE GEORGETOWN-SILVER PLUME HISTORIC DISTRICT

The following list briefly describes the structures and features in the historic district, and it indicates at the end of each description whether the structure is individually listed on the National Register of Historic Places (NR) or specifically listed on the national historic landmark (NHL) nomination forms.

William A. Hamill House, Office, and Related Buildings. Located on Argentine and Third streets in Georgetown, construction began on the structures in 1867 and continued until 1881. The house, architecturally of Early Gothic Revival style, is a two and one-half story clapboard structure on a stone foundation. There is a steep gabled, wood shingle roof dotted intermittently with dormers and brick chimneys. Historic improvements to the house include construction of the center and back wings, the glass solarium, and the addition of matching sets of oriel and bay windows on the north and south facades. The house is in good condition, needing only minor exterior repairs and the completion of interior restoration work.

To the rear of the house lie the office, carriage house, privy, and kitchen buildings. The office building is fashioned of coursed, ashlar stone in Flemish bond reminiscent of the French chateau style. The building, two-stories high, has a hipped roof with deck and iron railings. Above the windows and door are both flat and semielliptical arches. The building requires extensive exterior repairs to its masonry, deteriorated cornice, roof, and other wood elements, and interior rehabilitation on the second floor. The adjacent stone carriage house, ca. 1880, is constructed of both coursed and rubble masonry with penciled joints and has a hipped roof with dormers. The structure is in poor condition exhibiting severe structural settlement, loose masonry and severe exterior wood deterioration. Much of the interior is intact. The clapboard privy and kitchen are small structures with Gothic Revival detailing. Except for interior plaster repair and the replacement of missing elements, they are in good condition.

The estate is associated with the colorful entrepreneur and politician William A. Hamill. He owned mining and milling interests around the area, and the house represents the lifestyle enjoyed by the upper management during the silver era. Hamill lost his fortune in the panic of 1893, and the home went through a series of owners until it was purchased by the Georgetown Society, Inc. in 1971. Today, the society operates the restored and adaptively used structures as a historic house museum and administrative offices open to the public on a year-round basis. (NR) (NHL)

Maxwell House. Located on Fourth Street east of Taos Street in Georgetown, the house was built by a local grocer was substantially remodeled in 1889. It is two and one-half stories high with a third-story cupola. The house with its French mansard roof, Italianate windows, Greek Revival pediments, and Queen Anne-patterned shingles exhibits the height of Victorian eclecticism within Georgetown. The house derives its name from a long-time mining engineer owner, Frank Maxwell. The home is now privately owned and closed to the public. The structure appears to be in excellent, well-maintained condition. (NHL)

Luedde House. Historically known as the Sandels House after the original owner Matt Sandels, the structure is located at Third and Rose streets in Georgetown. The house is of modest proportions, but an extremely good example of the Victorian architectural style. This early brick structure built in 1875 is two-stories high, and has a small porch with square wooden columns that support a small deck, a two-story bay, and a small one-story "wing" to the rear. The house is privately owned and closed to the public. With the exception of required roof repairs on the rear addition, the building appears to be in good condition. (NHL)

Spencer House. Historically known as the Cornish House, the structure is located at Argentine and Fourth streets in Georgetown. Nicholas Cornish constructed this two-story house with a mansard roof ca. 1893. Fashioned of brick, painted green, the house is ornate with triangular pediments on the windows dormers on the second level and oval treatment on the first floor. The house reflects the Second Empire style and represents affluence of the mine management class. It is privately owned and closed to the public. The structure appears in good condition. (NHL)

Bowman-White House. Constructed in 1892 for John Henry Bowman, a successful miner, the house is located at 901 Rose Street in Georgetown. This two-story clapboard building built in the Italianate style is highlighted by a bracketed tower and rounded wooden ornamentation. The house reflects the lifestyle of the managerial and professional groups that provided much of Georgetown's leadership during the late 19th and early 20th century. The Georgetown Society, Inc. purchased the property in 1974 and is rehabilitating the

house. The structure is in good condition with a significant amount of original interior finishes intact. Because of its proximity to Leavenworth Creek, the building requires sumping of basement water intrusion. It is open to the public by appointment only. (NHL)

Public School (Old School). Located between Fourth and Fifth streets on Taos in Georgetown, the massive two-story rectangular brick structure was built in 1874. Decorative cornice brackets, keyed arched openings, and other detailing exhibit Gothic Revival design elements. It opened as the first permanent school building in town and closed in 1939. This structure is representative of the public buildings constructed in Georgetown during the height of the mining operations. It is privately owned and closed open to the public. The structure is in poor condition, exhibiting differential settlement, spalling brick, overall wood deterioration, and neglected rainwater control. (NHL)

Hotel de Paris. Constructed between 1873 and 1890, the hotel is located at 409 Sixth Street in Georgetown. This large two-story frame structure with masonry facade was the dream of Louis Dupuy, who wished to operate a luxury hotel and restaurant in the Colorado Rocky Mountains. He came to Georgetown in 1870 and in the next few years bought a small frame business known as the Delmonico Bakery. Gradually, Dupuy purchased three other buildings and combined them behind a masonry facade to create the Hotel de Paris. The hotel was one of 14 hotels and boardinghouses in the Georgetown commercial district in the late 19th century. It represents the affluent lifestyle in Georgetown at the height of the mining operations there. In 1954, the Colorado Chapter of the National Society of Colonial Dames of America purchased the hotel and began restoration work which continues to the present. The hotel, which is in good condition with much of its original fabric intact, is open to the public and operated as a 1875-1900 house museum. (NR) (NHL)

Old Clear Creek County Courthouse. Constructed in 1867, the building is located on the southwest corner of Argentine and Sixth streets in Georgetown. The two-story frame structure served as the county courthouse from 1868 until 1976. The building was originally constructed at the corner of Fifth and Argentine streets to house the Ohio Bakery; it was rented and then purchased by the county to house administrative offices. The county constructed a new administrative center in 1976 and relocated and renovated this structure to serve as a community center. This structure represents the vernacular architectural style of early commercial buildings in Georgetown with its false front and lap siding. The building is currently owned by a local nonprofit organization and is used year-round for local community events and during the summer months as a public information center. Much of the building's structural integrity has been lost through its changed siting and the replacement of the majority of its wood siding with contemporary material. Similarly, while much of its original interior finishes remain intact, contemporary remodeling has removed – or concealed – much of its interior fabric. (NHL)

Old Jail. Constructed in 1883, the building is located at 405 Argentine Street in Georgetown. This small, square stone structure served as the town and portions of the county's confinement requirements until the early part of the 20th century. The building contained three rooms: two cells and a watchman's area. The Clear Creek County government relocated the structure to the present site in 1976 due to the construction of a new county courthouse. This jail's significance comes from the fact that it is one of the community's oldest surviving institutional facilities. This publicly owned property is not open for visitation. Interior fabric appears original and intact. The building's exterior requires minor repointing and parapet and roof repair. (NHL)

Grace Episcopal Church. Constructed between 1869 and 1870, the church is located on Taos Street between Fourth and Fifth streets. This simple clapboard-sided church with Gothic Revival detailing is one of the oldest Episcopal churches in Colorado. The building is representative of typical church architecture found in mining camps and other frontier communities. While the church remains under the archdiocese ownership, it is only open for limited services. The interior is well intact while the exterior requires minor masonry repairs and shingle roof replacement. (NR) (NHL)

Alpine Hose Company No. 2. Constructed in 1874, the structure is located at 507 Fifth Street. In 1880, an elaborate 65-foot bell tower was constructed onto the rear of this two-story structure. This structure is representative of typical fire department building found in mining camps except for the prominent bell tower. The building is publicly owned, but not open for visitation. The building's structural integrity is suspect, compounded by its poor drainage control and "open-air" nature. Exterior wood elements and stone foundation require preservation maintenance. (NR)

Julius G. Pohle House. The house, also referred to as the mine manager's house or toll house, is located at 901 Rose Street. This ca. 1878 house constructed of wood frame and brick veneer is of Early Gothic Revival style. Its significance is that it represents one of the more substantial structures in the Georgetown area and a residence associated with the locally important Lebanon Mining Company. About 1965 the Colorado Highway Department moved the structure from its original location while doing work on the roadway. The structure is owned by the Colorado Historical Society, but is not open for visitation. The structure is in fair condition, but requires cyclic preservation maintenance, compounded by its remote location, and vulnerability to vandalism.

McClellan House. Constructed in 1865-66 at 919 Taos Street in Georgetown, the two-story frame house is significant because of its association with George McClellan, a prominent figure in community and county government and local opera house manager. The structure is privately owned and not open for visitation. The exterior appears sound but requires minor chimney repair.

Ore Processing Mill and Dam/Lebanon Mill. The structures are located adjacent to I-70, approximately 1 mile west of Georgetown. The mill and dam, patented in 1872, are one of the few complexes of this type and size in Colorado whose remains are either visible or have been reconstructed on. The dam is gone, but evidence of its foundation remain visible at the site. The Colorado Historical Society has undertaken a reconstruction program on the wooden, two-story mill structure and ancillary structures as an interpretive adjunct to the Georgetown Loop Railroad. The site is publicly owned and interpreted to the visitor. Because of its reconstructed facilities, the site's primary significance lies in its mining and engineering artifacts, much of which lies throughout the area.

Lebanon and Everett Mine Tunnels. The mines are located about 1 mile southwest of Georgetown adjacent to and underneath I-70. The Lebanon Silver-Lead Mining Company was incorporated in 1869 and reorganized as the Lebanon Mining Company in 1870. The company began developing the Lebanon Mine Tunnel and the Everett Mine Tunnel by 1880. These mines produced good quantities of silver and other minerals until around 1900 when the mining company ceased active mining here. The mining operations are typical of those carried out in the Georgetown-Silver Plume area during the 19th century. Today the mines are owned and being restored by the Colorado Historical Society. Visitors are given tours during the summer months. While the mine cribbing and tracks appear in sound condition, interior (metal) artifacts are reportedly in poor condition. (NR)

Silver Plume Depot. The depot is located on the I-70 right-of-way, adjacent to east-bound highway entrance ramp at Silver Plume. It was constructed in 1884 on a wood frame, with vertical board-and-batten exterior walls, off-set at ceiling level with subtle Gothic Revival detailing. The building is divided into four rooms that originally housed the depot, a freight room, and living quarters. The depot has been moved several hundred feet from its original location to accommodate interstate highway construction. This structure represents one of the few extant railroad depots constructed during Colorado's narrow gauge era and is important in local historical development. The depot is publicly owned and is open to visitation. Because of its high visitor use and cyclic maintenance, the structure is in good condition. (NR)

Old Silver Plume School House or Pioneer Building. The 1894 building is located at 905 Main Street in Silver Plume. William Quayle designed the two-story school building in the Romanesque style. The school, by far the most impressive structure in Silver Plume, was for years the largest school in Clear Creek County, and the only brick building in Silver Plume that dates to the 19th century. The school, which closed in 1959, now operates as the George Rowe Museum and is open to the public. The building is in fair condition requiring minor masonry repairs and extensive woodwork rehabilitation. Much of the original interior finishes are intact and in good condition. (NHL)

Windsor Hotel. The hotel, located at the intersection of Cherokee and Woodward avenues in Silver Plume, was constructed in the late 19th century. The two and one-half story clapboard building with hipped roof served as the major hotel in Silver Plume. It represents typical travelers accommodations in Rocky Mountain mining camps. The hotel has been altered over the years most notably by a large "picture" window. It is privately owned and not open for visitation. The building exhibits some structural settlement, most notably on the front porch, and is in need of exterior wood repair. (NHL)

Silver Plume Church or Methodist Church. Constructed in the 1880s, the small, wooden clapboard building has a steep gable roof and bell tower – with bell intact – topped by a small cross. Currently located south

of Main Street on Hancock Street, the structure originally stood between the communities of Silver Plume and Brownville. It represents a typical church building of the mining boom era. Despite a recent shingle siding, hipped roof addition, the building exhibits a high degree of architectural integrity. Interior finishes and furnishings appear original and well intact. Today the building is privately owned and not open to the public. (NHL)

Old Jail. Constructed in the mid 1880s, the structure is located on the north side of Main Street between Garfield and Hancock in Silver Plume. The simple, one-story stone building with a shed roof and no windows is built against a mountain. The jail is representative of this type of facility in mining camps. Today the jail is publicly owned but not open to visitation. The structure is sound but requires roof repair, resetting of fallen stone, and miscellaneous masonry repointing. (NHL)

Silver Plume Hose Company. Constructed in 1886, the building is located on the corner of Main and Woodward in Silver Plume. This clapboard and board-and-batten sided building looks like three buildings connected by a common false front, each with a steep gable roof. This represents a typical utilitarian building found in mining camp communities. The building exhibits severe structural settlement and is in poor condition but has a high degree of original fabric intact. Currently serving as the Silver Plume smaller town hall, this structure is publicly owned and partially open to the public. (NHL)

Georgetown Loop Railroad. The railroad interconnects the city limits of Georgetown and Silver Plume. The Colorado Central Railroad constructed this railroad in 1877 to haul silver ore from the area's mines to their outlet with the Denver-bound railroad. The ride also proved to be extremely popular with tourists from Denver and as many as five trips a day were made up and down the valley. The term "loop" is derived from the fact that the railroad bed forms several turns on itself in order to negotiate the 600 feet-plus difference in elevation between Georgetown and Silver Plume. In all, the 1-1/2 mile straight-line distance is covered by some 4-1/2 miles of railroad grade. The railroad was dismantled in 1939. The Colorado Historical Society purchased the railway and completed reconstruction of the major portion railroad in 1984. The railroad currently operates during the summer months for visitors. (NR) (NHL)

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